



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089453-25

In the matter of: 910, 222 NONQUON RD
OSHAWA ON L1G3S6

Between: BEDFORD PROPERTIES & ESTATES LTD. Landlord

And

TIFFANY BEST Tenant

BEDFORD PROPERTIES & ESTATES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY BEST (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on January 5, 2026.

The Landlord's Legal Representative Sara Ginman and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For 12 months starting February 1, 2026, to January 1, 2027, the Tenant shall pay the Landlord the monthly rent in full and on or before the first day of the month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing in paragraph 4 of this order on or by January 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 13, 2026, at 4.00% annually on the balance outstanding.

January 13, 2026
Date Issued

Melinda Jamieson
Hearing Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.