



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-090827-25

LTB-L-094767-25

In the matter of: 18 CORNERSIDE WAY
WHITBY ON L1M0L8

Between: Lilian Onyi Szeto Landlord

And

Kimberley Hayman Tenant

Lilian Onyi Szeto (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberley Hayman (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent and the Tenant had failed to pay the lawful rent. (L1/L2).

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

This application was heard by videoconference on January 6, 2026.

The Landlords representative Mr. Rangan and the Tenant attended the hearing.

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. Effective February 1, 2026, and for a period of 12 consecutive months thereafter, the Tenant will pay the full lawful rent, on or before the first day of each consecutive month;

(b) The Landlord agrees to accept any valid payments made by the Tenant pursuant to this order, and that are made on or before the first day of any given month.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and/or 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 lawful rent is set at \$2,242.70 per month effective February 1, 2026.
5. The Tenant shall also pay to the Landlord \$372.00 for the cost of filing the L1 and L2 applications.

6. On or before, January 7, 2026, the Tenant will pay \$186.00 to the Landlord representing filing fees.
7. On or before, February 1, 2026, together with the lawful rent, the Tenant will pay an additional \$186.00 to the Landlord representing filing fees.
8. If the Tenant does not pay the Landlord the full amount owing on or before January 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.
9. LTB-L-094767-25 scheduled for hearing on January 26, 2026, is cancelled.

January 7, 2026

Date Issued

Suzy Franklyn

Hearings 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.