



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

File Number: LTB-L-082068-25

In the matter of: 107, 4 LATIMER AVE
TORONTO ON M5N 2L9

Between: Hazelview Property Services Inc Landlord

and

Edith Racz Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Edith Racz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Peter Lopez and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The current rent is \$1,144.25. It is due on the 1st day of each month.
- 2) The rent arrears owing to January 31, 2026 are \$7,917.21.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$8,103.21. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 10, 2026	\$2,288.50
February 1, 2026	\$150.00
March 1, 2026	\$150.00
April 1, 2026	\$150.00
May 1, 2026	\$150.00
June 1, 2026	\$150.00
July 1, 2026	\$150.00
August 1, 2026	\$150.00
September 1, 2026	\$150.00
October 1, 2026	\$150.00
January 31, 2027	\$4,464.71

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. This order on consent is in full and final settlement of this application.

January 8, 2026
Date Issued

Denise Hannivan
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.