



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-068938-25

In the matter of: B3, 128 BRONTE RD
OAKVILLE ON L6L3C2

Between: DH WESTVIEW PROPERTIES LTD. Landlord

And

CHENAL BEALS Tenant

DH WESTVIEW PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict CHENAL BEALS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on October 21, 2025. The Landlord's representative, Lynn Arnold and the Tenant, ~~Chen~~ **Chenal** Beals attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

This amended order is issued to correct clerical errors in the original order issued on October 30, 2025.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,825.00. It is due on the 1st day of each month.
3. The Tenant has paid \$3,200.00 to the Landlord since the application was filed.
4. The rent arrears owing to October 31, 2025 are \$3,400.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,400 for arrears of rent up to October 31, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. ~~\$1,888.88~~ **\$188.88** on or before the fifteenth (15) day of each month starting November 15, 2025 for a period of eighteen (17) consecutive months until ~~April 15, 2027.~~ **March 15, 2027; and**
 - b. **The final outstanding balance of \$1,190.45 on or before until April 15, 2027.**
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period November 1, 2025 to April 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 paragraphs 2 or 3 of 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 October 31, 2025.

October 30, 2025

Date Issued

January 8, 2026

Date Amended

John Russett

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.