



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

File Number: LTB-L-083269-25

In the matter of: 168 PRINCESS ST
STRATFORD ON N5A6E1

Between: Perth and Stratford Housing Corporation Landlord

And

Darlene Kapshey- Mitchell Tenants
Rosalee Weist

Perth and Stratford Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Darlene Kapshey- Mitchell and Rosalee Weist (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 6, 2026. The Landlord's agent, Leah White, the Tenants and the Tenants' support, Daniel Szoller attended the hearing. The Tenants met with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$187.00. It is due on the 1st day of each month.
2. On the application only Darlene Kapshey-Mitchell is named as a Tenant. The parties mutually requested to amend the application to add Rosalee Weist as a Tenant. Therefore, throughout this order, Darlene Kapshey-Mitchell and Rosalee Weist are referred to as the Tenants.

On consent it is ordered that:

1. The application is amended to correctly identify the Tenants as Darlene Kapshey-Mitchell and Rosalee Weist.

2. The Tenants shall pay to the Landlord \$9,115.00 which represents arrears of rent (\$8,929.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - Payments of \$100.00 on or before the 22nd of each month starting on February 22, 2026, and continuing each month until August 22, 2033; and
 - a final payment of \$15.00 on or before September 22, 2033.
4. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026 and continuing each month until September 1, 2033, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail to make any one of the payments in accordance with paragraphs 3 and 4 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 9, 2026
Date Issued

Floredana Ungureanu
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.