



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

File Number: LTB-L-087209-25

In the matter of: 108, 1230 YORK MILLS RD
NORTH YORK ON M3A1Y5

Between: Valley York Manor Landlord

And

Wendy Coates Tenant

Valley York Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Wendy Coates (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 6, 2026. The Landlord's legal representatives, Dan Schofield and Charlotte Hengeveld, the Landlord's agents Florence Urbach and Lisa Urbach and the Tenant attended the hearing. The Tenant 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 \$1,123.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$3,820.00 which represents arrears of rent (\$3,634.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
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 9, 2026	\$500.00
February 15, 2026	\$300.00

March 15, 2026	\$300.00
April 15, 2026	\$300.00
May 15, 2026	\$300.00
June 15, 2026	\$300.00
July 15, 2026	\$300.00
August 15, 2026	\$300.00
September 15, 2026	\$300.00
October 15, 2026	\$300.00
November 15, 2026	\$300.00
December 15, 2026	\$320.00

3. The Tenant 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 December 1, 2026, 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 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays 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.