



**Order Issued on Consent Utilizing Section 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-080874-25

In the matter of: 133 ARBOUR GLEN CRES
LONDON ON N5Y2A4

Between: EURO PROPERTIES INC. Landlord

And

MELISSA RUSSELL Tenant

EURO PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MELISSA RUSSELL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

The Landlord, Tomas Soural and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,694.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenant shall pay the Landlord the full amount outstanding of \$8,694.00, on or before January 12, 2026.
3. 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 date arrears run to.

January 13, 2026
Date Issued

Anthony Bruno
Member, 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.