



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086457-25

In the matter of: 940 SOUTHDALE RD E
LONDON ON N6E 1B2

Between: TerraCorp. Management Inc. Landlord

And

Ashley Hilton Tenants
Kim Wall

TerraCorp. Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Hilton and Kim Wall (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on January 8, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Ashley Hilton attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Agent of the Landlord, Angelica Wilkinson, also participated.

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.

Agreed Facts:

- a. The Tenants, any occupants and/or guests shall refrain from making any threatening remarks and/or harassing behaviour toward any other tenants and/or Landlord staff.
- b. The Landlord reserves the right to serve the appropriate notice and file an L2 application relating to any threatening and/or harassing behaviour.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$7 903.56, representing the rent arrears up to and including January 31, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:

Date payment to be made	Amount to be paid	Payment to be applied to:
January 23, 2026	\$2 000.00	arrears
February 1, 2026	Monthly rent	Monthly rent
February 6, 2026	\$2 000.00	arrears
February 20, 2026	\$2 000.00	arrears
March 1, 2026	Monthly rent	Monthly rent
March 6, 2026	\$1 903.56	Arrears and application filing fee

3. If the Tenants fail 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 Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of 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 14, 2026**Date Issued**_____
Susan Parsons

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.