



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-075835-25-AM

In the matter of: 48, 59 RUSSELL STREET
BELLEVILLE ON K8N5V2

Between: HASTINGS LOCAL HOUSING CORPORATION Landlord

And

JERRY ZABARTE Tenant

This amended order is issued to correct a clerical error in the order issued on December 03, 2025.

HASTINGS LOCAL HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict JERRY ZABARTE and CRYSTAL JOHNSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on November 26, 2025. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agents Averi MacMillain & Michelle Lang, and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The rent arrears owing to November 30, 2025, are \$6,666.50.
2. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
3. The former Tenant Crystal Johnson provided notice to the Landlord that they vacated the rental unit on or about April 30, 2025.

On consent of the parties, it is ordered that:

1. The Rental Unit Address shall be amended to reflect the Street Type "Street".
2. The Application shall be amended to remove the Tenant Crystal Johnson as a party.

3. The Tenant shall pay the Landlord \$6,852.50 for rent arrears up to November 30, 2025, and costs.
4. The lawful rent for the month of December 2025 shall be paid by way of a payment plan whereby the Tenant pays \$94.00 on or before the 15th day of each month for a period of 12-months, commencing January 15, 2026, up to and including December 15, 2026.
5. The Tenant shall pay the amount set out in paragraph 3 of this order, as well as the lawful rent for December 2025 as described in paragraph 4, in accordance with the following schedule:

PAYMENT DATE	REASON FOR PAYMENT	AMOUNT OF PAYMENT
January 15, 2026	Arrears & December 2025 Rent	\$284.00
February 15, 2026	Arrears & December 2025 Rent	\$284.00
March 15, 2026	Arrears & December 2025 Rent	\$284.00
April 15, 2026	Arrears & December 2025 Rent	\$284.00
May 15, 2026	Arrears & December 2025 Rent	\$284.00
June 15, 2026	Arrears & December 2025 Rent	\$284.00
July 15, 2026	Arrears & December 2025 Rent	\$284.00
August 15, 2026	Arrears & December 2025 Rent	\$284.00
September 15, 2026	Arrears & December 2025 Rent	\$284.00
October 15, 2026	Arrears & December 2025 Rent	\$284.00
November 15, 2026	Arrears & December 2025 Rent	\$284.00
December 15, 2026	Arrears & December 2025 Rent	\$284.00
January 15, 2027	Arrears	\$190.00
February 15, 2027	Arrears	\$190.00
March 15, 2027	Arrears	\$190.00
April 15, 2027	Arrears	\$190.00
May 15, 2027	Arrears	\$190.00
June 15, 2027	Arrears	\$190.00
July 15, 2027	Arrears	\$190.00
August 15, 2027	Arrears	\$190.00
September 15, 2027	Arrears	\$190.00
October 15, 2027	Arrears	\$190.00
November 15, 2027	Arrears	\$190.00
December 15, 2027	Arrears	\$190.00
January 15, 2028	Arrears	\$190.00
February 15, 2028	Arrears	\$190.00
March 15, 2028	Arrears	\$190.00
April 15, 2028	Arrears	\$190.00
May 15, 2028	Arrears	\$190.00
June 15, 2028	Arrears	\$190.00
July 15, 2028	Arrears	\$190.00
August 15, 2028	Arrears	\$190.00
September 15, 2028	Arrears	\$190.00
October 15, 2028	Arrears	\$190.00
November 15, 2028	Arrears	\$190.00

December 15, 2028	Arrears	\$202.50
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6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 01, 2026, to December 01, 2028, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 5 or 6 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 3 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 November 30, 2025.

December 3, 2025
Date Issued

January 14, 2026
Date Amended

Adam Rogers
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.