



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

File Number: LTB-L-087107-25

In the matter of: 712, 120 OLD CARRIAGE DR
KITCHENER ON N2P1Z4

Between: Equiton Residential Income Fund LP Landlord

And

Bonnie Hansen Tenants
Marilyn McKenzie

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Bonnie Hansen and Marilyn McKenzie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 6, 2026.

The Landlord's agent Laveena Sansal and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$10,571.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Arrears Payment Due Date</u>	<u>Arrears Payment Amount</u>
January 31, 2026	\$4,000.00
February 20, 2026	\$800.00
March 20, 2026	\$800.00
April 20, 2026	\$800.00
May 20, 2026	\$800.00
June 20, 2026	\$800.00

July 20, 2026	\$800.00
August 20, 2026	\$800.00
September 20, 2026	\$800.00
October 20, 2026	\$171.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants's breach 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 15, 2026

Date Issued

Jeremy Henderson

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.