



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

File Number: LTB-L-085328-25

In the matter of: 58 LANKESTER LANE
AJAX ON L1S4E5

Between: Ashley Manor Housing Corporation Landlord

And

Latoya Brown Tenant

Ashley Manor Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Latoya Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on January 8, 2026. The Landlord's Agent Gail Collymore and the Tenant Latoya Brown participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,220.00 for arrears of rent up to January 31, 2026, which includes the including the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$200.00 on or before February 20, 2026.
 - b) \$200.00 on or before March 20, 2026.
 - c) Starting April 20, 2026, for a period of 9 consecutive months, the Tenant shall make monthly payments of \$400.00 to the Landlord due on or before the 20th of every month.
 - d) The Tenant shall make one last payment of \$220.00 due on or before January 20, 2027.
3. Starting February 1, 2026, the Tenant shall pay the lawful monthly rent that becomes due while the arrears are outstanding no later than the first day of the month for which the rent is due.

4. 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 January 31, 2026.

January 15, 2026

Date Issued

Isabelle Bouvier

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.