



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098222-25

In the matter of: 1405, 135 FENELON DR
NORTH YORK ON M3A 3K7

Between: Beaux Properties Management Company Landlord

and

Michelle Berry Tenants
Monique Jones

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Berry and Monique Jones (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The parties attended a hearing scheduled on January 12, 2026 by videoconference.

The Landlord's Agent Athena Metaxas and Tenant Michelle Berry, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

Tenant Michelle Berry received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord agrees to notify the Tenants if, per paragraph 3 of this order, the Landlord makes an L4 application to the LTB based on S.78 of the RTA.
- 2) The Tenants owe a \$75.00 fee to the Landlord. The Tenants agree to pay this fee to the Landlord in two installments of \$37.50 each on February 1, 2026 and on March 1, 2026.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (12) month period February 1, 2026 to January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application in two (2) installments of \$93.00 each on February 1, 2026 and March 1, 2026.

January 19, 2026

Date Issued

Denise Hannivan

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.