



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

**File Number:** LTB-L-086040-25

**In the matter of:** 804, 690 WONDERLAND RD N  
LONDON ON N6H4T7

**Between:** Homestead Land Holdings Limited Landlord

**And**

Tiffany Muir Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany Muir (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 January 7, 2026. Before the start of the hearing, the Landlord's Representative, paralegal Sophia Dixon, and the Tenant, Tiffany Muir, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

**Agreed Facts:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,765.15. It is due on the 1st day of month.
3. The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
4. The rent arrears owing to are \$6,743.42
5. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
6. The Landlord collected a rent deposit of \$1,687.52 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.

**On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord \$6,929.24 which represents arrears of rent (\$6,743.42) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$500.00 on or before the 20<sup>th</sup> day of each month starting on January 20, 2026, and continuing each month until January 20, 2027.
  - The final payment of \$429.42 to be paid on or before February 20, 2027.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1<sup>st</sup> day of each month, for the period starting February 1, 2026, and continuing each month until February 1, 2027 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

**January 16, 2026**  
**Date Issued**

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Pauline Brewster  
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.