



**Order under Section 69/88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-076149-25

In the matter of: 19 ABBS CRT
AJAX ON L1T3M4

Between: Ashley Manor Housing Corporation Landlord

And

Alicia Dawkins-Welcome Tenant

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

Ashley Manor Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Dawkins-Welcome (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The application was scheduled to be heard by video conference on January 8, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agent, Gail Collymore and the Tenant, were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- The current hot water tank rental fee is \$64.40 due on the 20th day of each month.

On consent, it is ordered that:

L1 Application – N4

1. The Tenant shall pay to the Landlord **\$3,701.50**, which represents the arrears of rent (\$3,515.50) and costs (\$186.00) outstanding 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:
 - a) \$200.00 on or before the 1st day of each month starting February 1, 2026, through to and including July 1, 2026; and
 - b) \$300.00 on or before the 1st day of each month starting August 1, 2026, through to and including March 1, 2027; and
 - c) final payment of \$101.50 on or before April 1, 2027.
3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of February 2026 to April 2027, or until there are no arrears owing, whichever comes first.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 1 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 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.

L2 Application – N5

5. The L2 Application is amended to include the outstanding utility bills up to January 31, 2026, namely the hot water tank rental in the amount of \$913.60.
6. The Tenant shall pay to the Landlord **\$913.60**, which represents outstanding utility bills for the hot water tank rental to January 31, 2026, in accordance with the following schedule:
 - a) \$135.60 on or before the 20th day of each month starting January 20, 2026, through to and including July 20, 2026;
 - b) A final payment of \$100.00 on or before July 20, 2026.
7. Starting January 20, 2026, through to and including July 20, 2026, the Tenant shall ensure that the hot water tank rental utility bills are paid in full on or before the 20th day of each month.

8. If the Tenant fails to comply with the conditions set out in paragraphs 6 and/or 7 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 Tenant. 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 Tenant.

January 16, 2026
Date Issued

Sarah Visnovec
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.