



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087913-25

In the matter of: 3346 FOREST GLADE DR
WINDSOR ON N8R1X3

Between: MIKI BEATOVIC Landlord

And

JASMINE SMITH Tenants
PETER PEREZ
JOSHUA SMITH

MIKI BEATOVIC (the 'Landlord') applied for an order to terminate the tenancy and evict JASMINE SMITH, PETER PEREZ and JOSHUA SMITH (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Tenants, Peter Perez and Joshua Smith participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand and agree to the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,052.00 which represents \$7,866.00 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before the 20th day of each month in 7 equal payments commencing January 20, 2026, up to and including July 20, 2026.
 - \$1,052.00 on or before August 20, 2026.
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 August 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 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 20, 2026
Date Issued

Oluwatobi Abobarin
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.