



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

File Number: LTB-L-066813-25

In the matter of: 203, 127 BELMONT DR
LONDON ON N6J4J7

Between: Rent London Inc. Landlord

And

Kristy Holden Tenant

Rent London Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Holden (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 Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 13, 2026.

The Landlord's representative, Nasser Zabian, and the Tenant attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed that:

1. The outstanding utilities owing up to the date of the hearing were \$1,916.08;
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. Going forward, the Tenant will pay all utility bills in full as they become due.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$1,916.08 for outstanding utilities up to the date of the hearing, being January 13, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
January 23, 2026	\$250.00
February 20, 2026	\$250.00
March 20, 2026	\$250.00
April 17, 2026	\$250.00
May 15, 2026	\$250.00
June 19, 2026	\$250.00
July 17, 2026	\$250.00
August 21, 2026	\$166.08

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any outstanding utilities to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and 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.
5. On or before August 30, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord costs of \$186.00 on or before August 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026**Date Issued**

Karen Gonçalves

Member, 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.