



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090486-25

In the matter of: 7 MOSS LANE
AJAX ON L1S4E6

Between: Ashley Manor Housing Corporation Landlord

And

Janel Cunningham Tenant

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

This application was heard by videoconference on January 14, 2026.

The Landlord's Agent Gail Collymore and the Tenant, Janel Cunningham attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, the lawful monthly rent for February and March 2026 can be paid on or before the 6th day of the month.
2. The parties agreed, the lawful monthly rent for April 2026 through September 2026 can be paid on or before the 5th day of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,845.00 for arrears of rent up to January 31, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before February 20, 2026 and every 20th day of the month for 7 months up to and including August 20, 2026, \$500.00
 - b) On or before September 20, 2026, \$345.00.

3. The Tenant 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 September 30, 2026, or until the arrears are paid in full, whichever date is earliest. The lawful monthly rent for February 2026 and March 2026 shall be paid on or before the 6th of the month. The lawful monthly rent for April 2026 to September 2026 shall be paid on or before the 5th day of the month.
4. If the Tenant fails 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 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.

January 21, 2026
Date Issued

Tanya Speedie
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.