



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

File Number: LTB-L-089844-25

In the matter of: 410, 76 PARKWOODS VILLAGE DR
NORTH YORK ON M3A2X8

Between: Parkwoods Management Inc. Landlord

And

Leandra Bodington Tenants
Lynn Archibald Phillip

Parkwoods Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Leandra Bodington and Lynn Archibald Phillip (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 13, 2026. Before the start of the hearing, the Landlord's Representative, Richard Hissey and the Tenant, Leandra Bodington, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

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

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$1,632.19**, which represents the arrears of rent (\$1,446.19) and costs (\$186.00) outstanding for the period ending January 31, 2026, on or before January 20, 2026.
2. If the Tenants fail to make the payment 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

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.