



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088296-25

In the matter of: 1408, 105 WEST LODGE AVE
TORONTO ON M6K2T8

Between: Hazelview Property Services Inc Landlord

And

Katherine Michitsch Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Katherine Michitsch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

The Landlord's Representative, Peter Lopez, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,950.74 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$800.00 by February 15, 2026;
 - ii) \$800.00 per month, for 5 consecutive months, by the 15th day of each month, from March 15, 2026 to July 15, 2026; and
 - iii) \$150.74 by August 15, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, 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 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

Janice Campbell
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.