



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

**File Number:** LTB-L-090617-25

**In the matter of:** 1805, 305 MARGARET AVE  
KITCHENER ON N2H6S4

**Between:** Morguard NAR Canada Limited Partnership Landlord

**And**

Sandra Windley Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Windley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 19, 2026. The Landlord's legal representative Ellena Azadian and the Tenant attended the hearing.

The parties resolved the matter directly without mediation services. Based on the resolution, the parties requested an order on consent.

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

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,352.93 for arrears of rent, NSF fees and costs for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Payment Due Date</b>        | <b>Amount Payable</b> |
|--------------------------------|-----------------------|
| On or before February 1, 2026  | \$385.43              |
| On or before February 20, 2026 | \$385.43              |
| On or before March 1, 2026     | \$385.43              |
| On or before March 20, 2026    | \$385.43              |

|                                 |          |
|---------------------------------|----------|
| On or before April 1, 2026      | \$385.43 |
| On or before April 20, 2026     | \$385.43 |
| On or before May 1, 2026        | \$385.43 |
| On or before May 20, 2026       | \$385.43 |
| On or before June 1, 2026       | \$385.43 |
| On or before June 20, 2026      | \$385.43 |
| On or before July 1, 2026       | \$385.43 |
| On or before July 20, 2026      | \$385.43 |
| On or before August 1, 2026     | \$385.43 |
| On or before August 20, 2026    | \$385.43 |
| On or before September 1, 2026  | \$385.43 |
| On or before September 20, 2026 | \$385.43 |

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 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 22, 2026**  
**Date Issued**

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 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.