



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093311-25

In the matter of: 15 LANKESTER LANE
AJAX ON L1S4E3

Between: Ashley Manor Housing Corporation Landlord
Ashley Manor Housing Corporation

And

Mary Joseph Tenant
Inezina Joseph

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

Prior to the hearing date, on January 16, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Gail Collymore, and the Tenant Mary Joseph were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$2,176.00** 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:
 - **\$300 on or before the 19th day of each month starting February 19, 2026, up to and including August 19, 2026, inclusive.**
 - **\$76.00 on or before September 19, 2026.**
3. The Tenant shall also pay to the Landlord new rent on time and in full on the **5th day of the month** and owing for the period **February 1, 2026**, to **September 30, 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 26, 2026

Date Issued

Michelle Forrester

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.