



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

File Number: LTB-L-094111-25

In the matter of: 601, 121 AGNES ST
MISSISSAUGA ON L5B2H4

Between: 121 Agnes Holdings Inc. Landlord

And

Rashana Alexis Tenants
Mary Alexis-Dennis

121 Agnes Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rashana Alexis and Mary Alexis-Dennis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's Legal Representative, Howard Levenson and the Tenants attended the hearing.

The parties agreed:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,980.63. It is due on the 1st day of each month.
4. The Tenants have paid \$3,045.63 to the Landlord since the application was filed. The Tenants assert that they paid an additional \$2,711.26 to the Landlord. The Landlord states that as the payment was made on the weekend, it has not had time to clear the Landlord's account. As a result, the arrears do not include the payment of \$2,711.26. The parties agreed to an order requiring that the Tenants

shall ensure that the \$2,711.26 is processed or to provide payment of this amount on or before January 31, 2026.

5. The rent arrears owing to January 31, 2026 are \$5,896.26.
6. The Landlord is entitled to \$60.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenants which was returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenants owe the Landlord is \$6,142.26.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,142.26 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$2,711.26 on or before January 31, 2026;
 - b. \$571.83 on or before the 20th day of each month for the period February 20, 2026 to June 20, 2026; and
 - c. \$571.85 on or before July 20, 2026.
3. The Tenants 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 July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 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 26, 2026
Date Issued

Christopher Lin
Member, 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.