



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

File Number: LTB-L-095588-25

In the matter of: 10, 246 LAKESHORE RD
ST CATHARINES ON L2M 1R6

Between: Panoramic Properties Inc. Landlord

And

Matthew Zimmerman Tenant

Panoramic Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Zimmerman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on January 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Agent of the Landlord, Lauren Mogridge, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$3 841.78, representing the rent arrears up to and including January 31, 2026 and the \$186.00 application filing fee.

2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:

Date payment to be made	Amount to be paid	Payment to be applied to:
February 1, 2026	Monthly rent	Monthly rent
February 12, 2026	\$400.00	Arrears
February 26, 2026	\$400.00	Arrears
March 1, 2026	Monthly rent	Monthly rent
March 12, 2026	\$400.00	Arrears
March 26, 2026	\$400.00	Arrears
April 1, 2026	Monthly rent	Monthly rent
April 9, 2026	\$400.00	Arrears
April 23, 2026	\$400.00	Arrears
May 1, 2026	Monthly rent	Monthly rent
May 7, 2026	\$400.00	Arrears
May 21, 2026	\$400.00	Arrears
June 1, 2026	Monthly rent	Monthly rent
June 4, 2026	\$400.00	Arrears
June 18, 2026	\$241.78	Arrears and application filing fee

3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 29, 2026
Date Issued

 Susan Parsons
 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.