



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

File Number: LTB-L-095927-25

In the matter of: 32 LOMBARDY CRES
SCARBOROUGH ON M1K4N8

Between: HANNAH CHEN Landlord

And

ANDREW MCHALE Tenant

Hannah Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Mchale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 22, 2026.

Before the start of the hearing the Landlord's partner Wendell Chen, the Landlord's legal representative Nasser Ahmed and the Tenant Andrew McHale engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The current monthly rent is \$1820.00 and is payable on the 15th day of the month.
2. The total arrears of rent owing up to February 14, 2026, are \$3,640.00.
3. The Landlord waives the application filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$3,640.00** for arrears of rent up to February 14, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in full on or before January 30, 2026.

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 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 29, 2026

Date Issued

Diego Fernandez-Stoll

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.