



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095928-25

In the matter of: 3191 CURRY AVE
WINDSOR ON N9E2T2

Between: Goldmar Property Management

Landlord

And

Heidi Toffan

Tenant

Goldmar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Heidi Toffan (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

James Smith is removed from the application as he is not in possession of the rental unit.

Justin Brodie appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the monthly rent in full on or before the first day of each month for a period of twelve (12) months, commencing February 1, 2026 and concluding January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before July 31, 2026.

4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026

Date Issued

Andrew Rowell

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.