



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000284-26

In the matter of: 08, 94 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Crystal Lynn Faye Harp Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Lynn Faye Harp (the 'Tenant') because:

- L1 Application: the Tenant did not pay the rent that the Tenant owes; and,
- L2 Application: the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on March 9, 2026. Before the hearing date, the parties elected to engage in mediation via Online Dispute Resolution on January 23, 2026. As a result of this order, the hearing is canceled.

The Landlord's Agent Manny Bedi and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to January 31, 2026, are \$1,425.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,611.00 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:
 - \$300.00 on or before the 20th day of each month, for a period of 5-months, commencing February 20, 2026, up to and including June 20, 2026; and,
 - A final payment of \$111.00 on or before July 20, 2026, to satisfy the arrears.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 01, 2026, to July 01, 2027.
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 27, 2026
Date Issued

Adam Rogers
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.