



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

File Number: LTB-L-090873-25

In the matter of: 31, 1616 DUFFERIN ST
WHITBY ON L1N1B2

Between: Luisa Cepparo Landlord

And

Bobbi Michels Tenant

Luisa Cepparo (the 'Landlord') applied for an order to terminate the tenancy and evict Bobbi Michels (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 20, 2026.

The Landlord's Representative, Beverly Alfred, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,074.72. This amount represents \$2,888.72 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$200.00 on or before the 15th day of each month commencing February 15, 2026, and for the next 15 months up to and including April 15, 2027, and
 - \$74.72 on or before May 15, 2027.
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 2026, to May 2027, or until the arrears are paid in full, whichever date is earliest.
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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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.

February 3, 2026
Date Issued

Eno Ubia
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.