



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

File Number: LTB-L-082155-25

In the matter of: 407, 21 LASCELLES BLVD
TORONTO ON M4V2B8

Between: O'Shanter Development Company Ltd. Landlord

And

Lynita Violet Coetzer Tenant

O'Shanter Development Company Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Lynita Violet Coetzer (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, Lindsay Goldberg, and the Landlord's Agent, Madhuri Malhota, attended. The Tenant was 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 \$5,000.00 on or before January 31, 2026. This amount represents \$4,814.00 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee
2. If the Tenant fails to make the payments in accordance with this order, the outstanding balance of 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 outstanding arrears and costs to January 31, 2026.

January 28, 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.