



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090515-25

In the matter of: 304, 50 DRIFTWOOD AVE
NORTH YORK ON M3N2M6

Between: Hazelview Property Services Inc Landlord

And

Marsha Watson-Howlett Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Marsha Watson-Howlett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on January 22, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Peter Lopez, and the Tenant were present. The Tenant spoke with Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$5,300.41**, which represents the arrears of rent (\$5,064.41) costs (\$186.00) and NSF fees (\$50.00) outstanding for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$350.00 on or before the 16th day of each month starting February 16, 2025, through to and including April 16, 2027; and
 - b) a final payment of \$50.41 on or before May 17, 2026.

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of February 2026 to May 2027, or until there are no arrears owing, whichever comes first.
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 28, 2026
Date Issued

Sarah Visnovec
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.