



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

File Number: LTB-L-097410-25

In the matter of: 106, 22 Tichester Rd.
York, ON M5P 1P1

Between: Hazelview Properties Services Inc.

Landlord

And

Jynee Bent

Tenant

Hazelview Properties Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jynee Bent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 27, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's representative, Peter Lopez, and the Tenant, Jynee Bent, were present. Ifeanyi Anih was also present as Tenant support.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,710.42, which includes:
 - \$2,524.42 for arrears owing up to January 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 15, 2026	\$250.00
March 15, 2026	\$250.00
April 15, 2026	\$250.00
May 15, 2026	\$250.00

June 15, 2026	\$250.00
July 15, 2026	\$250.00
August 15, 2026	\$250.00
September 15, 2026	\$250.00
October 15, 2026	\$250.00
November 15, 2026	\$250.00
December 15, 2026	\$210.42

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) day of the month, for the period from February 1, 2026, through to December 31, 2026, 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 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 30, 2026
Date Issued

 Ryan Gacnik
 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.