



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097599-25

In the matter of: 1204, 3150 GOLDEN ORCHARD DR
MISSISSAUGA ON L4Y3T7

Between: Azuria Group Incorporated Landlord

And

Valerie Alderson Tenants
David Barron

Azuria Group Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Alderson and David Barron (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on January 29, 2026.

The Landlord, represented by Selina Wong and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. The Tenants shall send proof of payment to the Landlord to confirm payments have been sent according to the payment plan ordered on consent.

It is ordered on consent that:

1. For the purposes of this order, the Tenants shall pay the lawful monthly rent for February 2026 on or before February 6, 2026, and the lawful rent for March 2026 on or before March 6, 2026.
2. The Tenants shall pay to the Landlord \$3,864.49 for arrears of rent up to January 31, 2026, plus \$50.00 in NSF fees, plus \$186.00 for the application filing fee. The total amount the Tenants shall pay to the Landlord is \$4,100.49.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

February 2, 2026	\$400.00 towards arrears
February 6, 2026	\$2,600.00 (\$1,505.51 for February 2026 rent and \$1,094.49 toward arrears)
February 20, 2026	\$2,600.00 toward arrears
March 6, 2026	\$1,511.51 (\$1,505.51 towards March 2026 rent + \$6.00 towards arrears.

4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 6, 2026, to March 6, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 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 Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants 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

Cheryl Lavoie
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.

