



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

File Number: LTB-L-096400-25

In the matter of: 907, 30 BASE LINE RD W
LONDON ON N6J 1V3

Between: London and Middlesex Community Housing Landlord

and

Jeanne Greene Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Jeanne Greene (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on January 28, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Corrie Sanford, the Tenant, and the Tenant's Support Persons Lily Yosieph and Clara Parra participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

The last payment of the payment schedule referenced as of the date of mediation differs from the amount set forth in this Order on Consent due to a clerical error in calculations. To rectify this error, the last payment amount on September 1, 2027 has been adjusted accordingly, but no other amounts in this order are impacted by this change.

Agreed Facts:

- 1) This is a rent-geared-to-income subsidized unit. The Tenant lost her subsidy for a period of time, but the subsidy is now reinstated.

- 2) The current rent decreased to \$718.00 on November 1, 2025. It is due on the 1st day of each month.
- 3) The Tenant has paid \$1,436.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to January 31, 2026 are \$3,572.47.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Landlord will provide notice to the Tenant should the Landlord intend to apply to the LTB for eviction as a result of a breach of the S.78 terms in paragraphs 2 and 3 of the order, below.
- 7) Should the Tenant make any extra payments to the Landlord while the arrears are still outstanding, the Tenant tell the Landlord where those extra payments are to be applied (i.e. to the upcoming monthly payment of rent arrears, or to the regular monthly rent, or to lower the total balance of arrears and decrease the number of arrears payments).

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$3,758.47. This amount includes rent arrears owing up to January 31, 2026 and the cost of 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 Payment Due	Amount of Payment
January 29, 2026	\$1,000.00
March 1, 2026	\$150.00
April 1, 2026	\$150.00
May 1, 2026	\$150.00
June 1, 2026	\$150.00
July 1, 2026	\$150.00
August 1, 2026	\$150.00
September 1, 2026	\$150.00
October 1, 2026	\$150.00
November 1, 2026	\$150.00

Date Payment Due (continued)	Amount of Payment (continued)
December 1, 2026	\$150.00
January 1, 2027	\$150.00
February 1, 2027	\$150.00
March 1, 2027	\$150.00
April 1, 2027	\$150.00
May 1, 2027	\$150.00
June 1, 2027	\$150.00
July 1, 2027	\$150.00
August 1, 2027	\$150.00
September 1, 2027	\$58.47

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to September 1, 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 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.
5. This order on consent is in full and final settlement of this application.

January 30, 2026

Date Issued

Denise Hannivan

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.