



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096191-25

In the matter of: 1107, 760 WONDERLAND RD S
LONDON ON N6K1M2

Between: Hazelview Property Services Inc Landlord

and

Monica Carreiro Tenant

HazelviewProperty Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Monica Carreiro (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 29, 2026. Instead, the Landlord's Legal Representative Jennifer Smith and the Tenant engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,151.33 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before February 20, 2026
 - \$500.00 on or before March 20, 2026
 - \$287.83 on or before April 20, 2026
 - \$287.83 on or before May 20, 2026
 - \$287.83 on or before June 20, 2026
 - \$287.84 on or before July 20, 2026
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from February 2026 to July 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.

February 2, 2026

Date Issued

Lindsay Phomin

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.