



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

File Number: LTB-L-095825-25

In the matter of: 701, 747 ST CLAIR AVE W
TORONTO ON M6C4A4

Between: Rakoczi Villa Landlord

And

Patty Cowan Tenant

Rakoczi Villa (the 'Landlord') applied for an order to terminate the tenancy and evict Patty Cowan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord's Representative, Nicole Ruby, and the Tenant, Patty Cowan, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,898.00 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:
 - A. \$5,000.00 on or before February 13, 2026; and,
 - B. \$300.00 on or before the 1st day of each month for a period of 6 months, commencing March 1, 2026, to August 1, 2026; and,
 - C. \$98.00 on or before September 1, 2026, to satisfy the arrears.
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 February 1, 2026, to September 1, 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 4, 2026
Date Issued

Sumathi Dhanapal
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.