



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097294-25

In the matter of: 107, 10 OVERLEA DR
KITCHENER ON N2M5B8

Between: 10 Overlea Drive (Kitchener) Limited Landlord

And

Dawn Macintyre Tenant

10 Overlea Drive (Kitchener) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Dawn Macintyre (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 12, 2026. The Landlord's legal representative, Faith McGregor, an Agent for the Landlord, Karyna Lepore and the Tenant attended the hearing and participated in mediation.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - The Tenant shall pay to the Landlord the lawful monthly rent for January 2026 on or before January 21, 2026; and
 - For a period of 12 months commencing February 1, 2026, and ending January 1, 2027, the Tenant shall pay to the Landlord the lawful monthly rent that becomes due and owing in full and on time.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord the application filing fee of \$186.00 on or before January 21, 2026.

4. If the Tenant does not pay the Landlord the full amount owing on or before January 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 22, 2026 at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Britney Sooknanan
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.