



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096317-25

In the matter of: 601, 247 QUEEN STREET EAST
BRAMPTON ON L6W0B8

Between: Services And Housing In The Province Landlord

And

Michellena Davis Tenant

Services And Housing In The Province (the 'Landlord') applied for an order to terminate the tenancy and evict Michellena Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 2, 2026.

Before the start of the hearing the Landlord's agent Tanya Keller and the Tenant Thomas Cummings engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to February 28, 2026, including the application filing fee are \$4,472.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,472.00** for arrears of rent up to February 28, 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) \$1,340.00 payable on or before February 6, 2026
 - b) \$261.00 payable on or before March 1, 2026
 - c) \$261.00 payable on or before April 1, 2026

- d) \$261.00 payable on or before May 1, 2026
 - e) \$261.00 payable on or before June 1, 2026
 - f) \$261.00 payable on or before July 1, 2026
 - g) \$261.00 payable on or before August 1, 2026
 - h) \$261.00 payable on or before September 1, 2026
 - i) \$261.00 payable on or before October 1, 2026
 - j) \$261.00 payable on or before November 1, 2026
 - k) \$261.00 payable on or before December 1, 2026
 - l) \$261.00 payable on or before January 1, 2027
 - m) \$261.00 payable on or before February 1, 2027
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 **March 1, 2026**, through to and including **February 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 **February 28, 2026**.

February 5, 2026
Date Issued

Diego Fernandez-Stoll
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.