



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097170-25

In the matter of: 001, 3 ALFRED ST
BRANTFORD ON N3S 5E3

Between: Alfred Street Properties Inc. Landlord

And

Wendy Farnsworth Tenant

Alfred Street Properties Inc. (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Wendy Farnsworth (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on February 2, 2026 via video teleconference on VC line 114. The Landlord's Agent Vik Multani attended. The Tenant attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including February 28, 2026 as of today's date of February 2, 2026 is \$2,471.42 which includes the application filing fee of \$186.00.
2. The Tenant shall pay the total sum of arrears of \$2,471.42 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before **February 2, 2026** the amount of **\$280.23** towards the lawful monthly **rent** for the period of February 2026.
 - b) On or before **February 26, 2026** the remaining balance of the lawful monthly **rent** for the period of February 2026 in the amount of **\$531.76**.
 - c) On or before **February 26, 2026** the amount of **\$568.24** towards the **arrears**.
 - d) On or before **March 1, 2026** the amount of **\$280.23** towards the towards the lawful monthly **rent** for the period of March 2026.

- e) On or before **March 30, 2026** the remaining balance of the lawful monthly **rent** for the period of March 2026 in the amount of **\$531.76**.
 - f) On or before **March 30, 2026** the amount of **\$568.24** towards the **arrears**.
 - g) On or before **April 1, 2026** the amount of **\$280.23** towards the lawful monthly **rent** for the period of April 2026.
 - h) On or before **April 28, 2026** the remaining balance of the lawful monthly **rent** for the period of April 2026 in the amount of **\$531.76**.
 - i) On or before **April 28, 2026** the amount of **\$568.24** towards the **arrears**.
 - j) On or before **May 1, 2026** the amount of **\$280.23** towards the towards the lawful monthly **rent** for the period of May 2026.
 - k) On or before **May 28, 2026** the remaining balance of the lawful monthly **rent** for the period of May 2026 in the amount of **\$531.76**.
 - l) On or before **May 28, 2026** the amount of **\$568.24** towards the **arrears**.
 - m) On or before **June 1, 2026** the amount of **\$280.23** towards the towards the lawful monthly **rent** for the period of June 2026.
 - n) On or before **June 29, 2026** the remaining balance of the lawful monthly **rent** for the period of June 2026 in the amount of **\$531.76**.
 - o) On or before **June 29, 2026** the remaining outstanding balance of **arrears** in the amount of **\$198.46**.
3. If the Tenant fails to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after February 28, 2026.

February 6, 2026
Date Issued

Chris Jackson
Hearing 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.