



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105721-25

In the matter of: 103, BOX 285 ontario street
WHITE RIVER ON P0M3G0

Between: 2677221 ONTARIO INC Landlord

And

DIANE VOLF Tenant

2677221 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict DIANE VOLF (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on February 2, 2026. The following parties participated in the mediation: The Landlord's representative, Robert Tindall, the Landlord's Agent, Brenda Pelley, the Tenant's Representative, Brenda Hrynuik, and the Tenant, Diane Volf.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. Rent for January 2026 was paid by the Tenant on February 1, 2026.
2. The landlord agrees to waive rent for February 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to February 1, 2027.
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 \$186.00, for the cost of filing the application, on or before March 1, 2026.

February 9, 2026
Date Issued

Kevin Kordahi
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.