



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-109341-25-SA

In the matter of: 524, 103 WEST LODGE AVE
TORONTO ON M6K2T7

Between: Hazelview Property Services Inc. Landlord

And

Jo-Anne Lopez Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jo-Anne Lopez (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 16, 2025 with respect to application LTB-L-063553-25-SA.

The Landlord's application was resolved by order LTB-L-109341-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-109341-25.

The motion was scheduled to be heard on February 4, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent.

The matter was referred to Dispute Resolution Officer (DRO) Monique Browne to assist in finalizing the terms and issue the requested order. The Landlord's Representative Peter Lopez and the Tenant Jo-Anne Lopez were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on Consent that:

1. The motion to set aside Order LTB-L-109341-25, issued on January 9, 2026 is granted.
2. Order LTB-L-109341-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 16, 2025 with respect to LTB-L-063553-25-SA is amended as follows:

4. The Tenant shall pay to the Landlord \$4,996.02. This amount represents arrears of rent up to February 28, 2026 and \$186.00 for the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date of Payment	Payment Amount
February 13, 2026	\$ 850.00
March 2, 2026	\$ 350.00
March 16, 2026	\$ 650.00
March 30, 2026	\$ 350.00
April 13, 2026	\$ 650.00
April 27, 2026	\$350.00
May 11, 2026	\$ 650.00
May 25, 2026	\$ 350.00
June 8, 2026	\$ 650.00
June 22, 2026	\$ 146.02

6. The Tenant shall also pay to the Landlord new lawful rent in full and on time, as when it comes due on the 1st day of each month, for the period from March 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 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 pays any new arrears, NSF fees and related charges that become owing after February 28, 2026.

Date Issued

February 9, 2026

Monique Browne

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.