



**Order Issued on Consent Utilizing Section 78
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-095974-25

In the matter of: 307, 467 EDINBURGH RD S
GUELPH ON N1G2Y6

Between: Homestead Land Holdings Limited Landlord

And

Jessica Flewelling Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Flewelling (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2026.

Only the Landlord's Legal Representative Prarthana Bhat attended the hearing.

As of 3:08 p.m., the Tenant was not present or represented at the hearing. Ms. Bhat advised the Board that the Tenant disconnected from the call shortly after agreeing to the terms of this order. I noted that the Tenant disconnected at approximately 1:30 p.m. Despite being granted 1.5 hours to reconnect, the Tenant failed to do so.

Based on Ms. Bhat submissions, I am satisfied that the terms of this order were discussed and accepted by the Tenant prior to her disconnection.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,246.53 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:

Date Payment Due	Amount of Payment
15 th day of each month, starting February 2026 to November 2026	\$1,000.00

December 15, 2026	\$246.53
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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 2026 to December 2026, 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 date arrears run to.

February 10, 2026
Date Issued

Anthony Bruno
Member, 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.