



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093504-25

In the matter of: 220, 699 NIAGARA ST
WELLAND ON L3C0J5

Between: 699 Niagara Street LP Landlord

And

Susan Borland Tenant

699 Niagara Street LP (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Borland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Emily Barbati and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. On January 30, 2026, the Tenant paid the Landlord rent for February 2026. The Landlord will confirm this payment and reconcile the amount owing.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,456.00 which represents \$5,270.00 for arrears of rent and costs of \$186.00 for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
• On or before February 6, 2026	\$1,778.00
• On or before February 13, 2026	\$613.00

• On or before March 13, 2026	\$613.00
• On or before April 10, 2026	\$613.00
• On or before May 8, 2026	\$613.00
• On or before June 5, 2026	\$613.00
• On or before July 17, 2026	\$613.00

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, to July 1, 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 February 28, 2026.

February 10, 2026
Date Issued

 Oluwatobi Abobarin
 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.