



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099565-25

In the matter of: 809, 1290 RATHBURN RD W
MISSISSAUGA ON L5C4E4

Between: o Peel Housing Corp. O/A peel Living Landlord

And

Sheryl Hackett Tenant

o Peel Housing Corp. O/A peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Sheryl Hackett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on February 5, 2026. The Landlord's agent Eshan Bellana and the Tenant Sheryl Hackett participated in mediation.

Agreed facts:

1. The Landlord was late to the hearing and this matter was heard by the Member. As the Landlord had failed to appear, this application was considered abandoned.
2. Both the Landlord's agent and the Tenant returned prior to the end of the hearing and requested mediation.
3. The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,828.00 for arrears of rent up to February 28, 2026, and costs (\$186.00 application filing fee).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting February 20, 2026, for a period of 3 consecutive months, the Tenant shall make monthly payments of \$300.00 to the Landlord due on or before the 20th of every month.

- b) Starting May 20, 2026, for a period of 8 consecutive months, the Tenant shall make monthly payments of \$450.00 to the Landlord due on or before the 20th of every month.
 - c) The Tenant shall make one last payment of \$328.00 due on or before June 20, 2027.
- 3. The lawful monthly rent for March 2026, due on or before March 1, 2026, is differed to March 6, 2026.
 - 4. Starting April 1, 2026, the Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of April 1, 2026, to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
 - 5. 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 11, 2026
Date Issued

Isabelle Bouvier
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.