



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102113-25

In the matter of: 805, 139 MARY ST N
OSHAWA ON L1G7X1

Between: New Hope Non-Profit Dwellings (Durham) Landlord
Inc.

And

Jennifer Harrison Tenant

New Hope Non-Profit Dwellings (Durham) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Harrison (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (N4 Notice, L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (N8 Notice, L2 Application).

The application was scheduled to be heard by video conference on February 9, 2026. The Landlord was represented by Marie Galevski and the Tenant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

L1 Application – Non-Payment of Rent

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$1,243.00. The rent is due on the 1st day of each month.
- d. Based on the Monthly rent, the daily rent/compensation is \$40.87. This amount is calculated as follows: \$1,243.00 x 12, divided by 365 days.

- e. The rent arrears owing by the Tenant up to and including February 28, 2026, including the \$186.00 application filing fee are \$2,979.00.

L2 Application – Persistent Late Payment of Rent

- f. The Landlord served the Tenant with a Notice to End the Tenancy at the End of the Term (N8 Notice) alleging that the Tenant has been persistently late in paying the Tenant's rent.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$2,979.00 for arrears of rent up to February 28, 2026, including the application filing fee.
2. The Tenant shall pay to the Landlord \$2,800.00 on or before February 15, 2026.
3. If the Tenant fails to make the payment set out in paragraph 2, 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,
4. The remaining \$179.00 is related to the filing fee. The Tenant shall pay this amount to the Landlord in accordance with the following schedule:

Date of Payment	Payment Amount
March 1, 2026	\$50.00
April 1, 2026	\$50.00
May 1, 2025	\$50.00
June 1, 2026	\$29.00

5. If the Tenant does not comply with the payment plan set out in paragraph 4, in accordance with this order, the Tenant shall immediately owe the Landlord the remaining balance and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding

L2 Application – Persistent Late Payment of Rent

6. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period, of and including March 1, 2026, to August 1, 2027.

7. If the Tenant fails to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

February 17, 2026
Date Issued

Helen Giannini
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.