



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-100506-25

In the matter of: 21, 123 ERIC CLARKE DR
WHITBY ON L1R2G5

Between: DURHAM REGION NON-PROFIT HOUSING CORPORATION Landlord

And

ANDREA WILKS Tenant

DURHAM REGION NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREA WILKS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 10, 2026. Before the hearing date, the parties elected to engage in mediation via Online Dispute Resolution on January 30, 2026. As a result of this order, the hearing is canceled.

The Landlord's Agent, Arlene Herscheid, and the Tenant attended the hearing.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$4,454.00. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$446.00 on the 25th day of each month starting February 25, 2026, and continuing each month until October 25, 2026; and
 - A final payment of \$440.00 by November 25, 2026.
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 between February 1, 2026 to November 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 January 31, 2026.

5. This order on consent is in full and final settlement of this application.

February 18, 2026
Date Issued

Shadiyah Stoute
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.