



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

File Number: LTB-L-002107-26

In the matter of: 1047 WARDMAN CRES
WHITBY ON L1N3H1

Between: David Harvey Landlord

And

Caitlan Spencer Tenant

David Harvey (the 'Landlord') applied for an order to terminate the tenancy and evict Caitlan Spencer (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on February 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The parties mutually agreed that the Tenant owes the Landlord \$3,751.00 in arrears of rent up to and including rent for February 28, 2026.
2. The Tenant agreed to pay the Landlord the amount set out in paragraph 1, on or before April 1, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord March 2026 rent on or before March 20, 2026.
3. The Tenants shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing April 1, 2026, up to and including March 31, 2027.

4. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before April 20, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Michelle Forrester
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.