



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

File Number: LTB-L-103749-25

In the matter of: 226 MACIVER BLVD
NEWMARKET ON L3X1Y6

Between: Housing York Inc. Landlord

And

Suzette Thomas Tenant

Housing York Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Suzette Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 17, 2026. The Landlord's agent, Kerri Klywak and the Tenant attended the hearing. At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. The lawful monthly rent is \$1,662.00. It is due on the 1st day of each month.
2. On the application Glen Correia and Suzette Thomas are named as Tenants. The parties mutually requested to amend the application to remove Glen Correia as party/tenant. Therefore, throughout this order, Suzette Thomas is referred to as the only Tenant.

On consent it is ordered that:

1. The application is amended to remove Glen Correia as party/tenant.
2. The Tenant shall pay to the Landlord \$8,086.00 which represents arrears of rent (\$7,900.00) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20, 2026	\$300.00
March 20, 2026	\$300.00
April 20, 2026	\$300.00
May 20, 2026	\$300.00
June 20, 2026	\$300.00
July 20, 2026	\$300.00
August 20, 2026	\$300.00
September 20, 2026	\$300.00
October 20, 2026	\$300.00
November 20, 2026	\$300.00
December 20, 2026	\$300.00
January 20, 2027	\$300.00
February 20, 2027	\$300.00
March 20, 2027	\$300.00
April 20, 2027	\$300.00
May 20, 2027	\$300.00
June 20, 2027	\$300.00
July 20, 2027	\$300.00
August 20, 2027	\$300.00
September 20, 2027	\$300.00
October 20, 2027	\$300.00
November 20, 2027	\$300.00
December 20, 2027	\$300.00
January 20, 2028	\$300.00
February 20, 2028	\$300.00
March 20, 2028	\$300.00
April 20, 2028	\$286.00

4. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting March 1, 2026 and continuing each month until April 1, 2028, 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 paragraphs 3 and 4 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 20, 2026
Date Issued

 Floredana Ungureanu
 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.