



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003527-26

In the matter of: 11, 460 POND MILLS RD
LONDON ON N5Z4J9

Between: Pam Gardens Non Profit Housing Inc. Landlord

And

Francis Tapia Tenant

Pam Gardens Non Profit Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Francis Tapia (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 19, 2026. The Landlord's legal representative, Thomas Schoenleber, the Landlord's agent, Tina Marie Huse and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The application shall be amended to remove the named Tenant, Geral George, as a party to the application and subsequently as a party to this order.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting March 2026, through to and including February 2027.
2. If the Tenant fails to make any of the payments noted in paragraph 1 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board 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.

3. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before February 28, 2026.

February 25, 2026
Date Issued

Sonja Hudson
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.