



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

File Number: LTB-L-108699-25

In the matter of: 1108, 745 YORK MILLS RD.
NORTH YORK ON M3B1X3

Between: The Windfields Place Landlord

And

Gloria Collins Tenant

The Windfields Place (the 'Landlord') applied for an order to terminate the tenancy and evict Gloria Collins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 18, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's representative, Matt Anderson, the Tenant, and the Tenant's support person, Marissa Shaw, 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,642.28 for arrears of rent up to February 28, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before February 18, 2026	\$3,600.00
On or before March 21, 2026	\$765.00
On or before April 21, 2026	\$765.00
On or before May 21, 2026	\$865.00

On or before June 21, 2026	\$865.00
On or before July 21, 2026	\$865.00
On or before August 21, 2026	\$965.00
On or before September 21, 2026	\$952.28

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period March 1, 2026, to September 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 February 28, 2026.

February 27, 2026
Date Issued

Kevin Kordahi
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.