



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

File Number: LTB-L-104909-25

In the matter of: A7, 6 1/2 SMYTHE ST
ST CATHARINES ON L2P2G8

Between: Valleywood Apartments Landlord

And

Michael Szmelter Tenant

Valleywood Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Szmelter (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on February 23, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Lisa Barder, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant paid the Landlord all the rent that was in arrears up to February 28, 2026.
- B. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
- C. The current lawful rent is \$1077.92 and it is due on the first of the month.
- D. The Landlord is waiving the filing fee to resolve the issues related to the wi-fi as brought up by the Tenant under section 82.

It is ordered on consent that:

1. The Landlord is waiving the \$186.00, which is the cost of filing the application.

February 27, 2026

Date Issued

Monica Dairo

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.