



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105154-25

In the matter of: 411, 520 TALBOT ST
LONDON ON N6A6K4

Between: BlueStone Properties Inc. Landlord

And

Juanita Elves Tenants
Tyrone Provo

BlueStone Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Juanita Elves and Tyrone Provo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on February 26, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's legal representative Frannie Simms and the Tenant Juanita Elves, on behalf of both Tenants, participated in the mediation. The Tenant spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$4,678.00** for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$678.00 payable on or before March 5, 2026.
 - b) \$400.00 payable on or before March 19, 2026
 - c) \$400.00 payable on or before April 2, 2026
 - d) \$400.00 payable on or before April 16, 2026

- e) \$400.00 payable on or before April 30, 2026
 - f) \$400.00 payable on or before May 14, 2026
 - g) \$400.00 payable on or before May 28, 2026
 - h) \$400.00 payable on or before June 11, 2026
 - i) \$400.00 payable on or before June 25, 2026
 - j) \$400.00 payable on or before July 9, 2026
 - k) \$400.00 payable on or before July 23, 2026
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026**, through to and including **July 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

March 3, 2026
Date Issued

Diego Fernandez-Stoll
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.