



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

File Number: LTB-L-104679-25

In the matter of: D14, 9 TENNIS CRES
TORONTO ON M4K1J4

Between: Hazelview Property Services Inc Landlord

And

David Arnold Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Arnold (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on March 2, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Peter Lopez and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) The application is amended to remove Ken Garnhum's name as a Tenant.
- 2) The current rent increased to \$1,101.90 on February 1, 2026. It is due on the 1st day of each month.
- 3) The rent arrears owing to March 31, 2026 are \$1,466.45.
- 4) The Tenant stated that \$1,052.92 was paid to the Landlord on March 1, 2026, but the Landlord Representative could not confirm the payment at the time of the mediation.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of this cost.

It is ordered on consent of the parties that:

1. The Tenant shall pay the Landlord \$1,466.45 on or before March 10, 2026. This amount represents rent arrears owing up to March 31, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 10, 2026, 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 March 31, 2026.
3. This order on consent is in full and final settlement of this application.

March 6, 2026
Date Issued

Denise Hannivan
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.