



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005953-26

In the matter of: 10, 56 UNION ST
FOREST ON N0N1J0

Between: 56-60 Union St. Ltd. c/o Rita Dortmans Landlord

And

Katey Hackney Tenant

56-60 Union St. Ltd. c/o Rita Dortmans (the 'Landlord') applied for an order to terminate the tenancy and evict Katey Hackney (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant has been persistently late in paying the Tenant's rent.
- The Tenant did not pay the rent that the Tenant owes

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

56-60 Union St. Ltd. c/o Rita Dortmans (the 'Landlord') also applied for an order requiring Katey Hackney (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was resolved through Online Dispute Resolution on February 27, 2026.

Laura Groshok appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$3,415.21 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:

- a) \$284.60 on or before the 21st day of each month commencing March 21, 2026 and concluding January 21, 2027.
 - b) \$284.61 on or before February 21, 2027.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of 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.
4. The Tenant shall also pay the monthly rent in full on or before the first day of each month for a period of twelve (12) months commencing March 1, 2026 and concluding February 1, 2027
5. The Tenant shall also pay the Landlord \$3,332.69 in consideration of outstanding utility charges. The Tenant will pay these charges in the following manner:
 - a) \$277.72 on or before the 21st day of each month commencing March 21, 2026 and concluding January 21, 2027.
 - b) \$277.77 on or before February 21, 2027.
6. For the next twelve (12) months the Tenant shall:
 - a) Pay the utility charges by the due date.
 - b) Keep all dogs under proper control at the residential complex.
 - c) Pick up all dog feces for which she is responsible at the residential complex.
 - d) Refrain from causing excessive noise at the residential complex.
 - e) Refrain from throwing items at parked cars at the residential complex.
 - f) Refrain from placing gum or any other items on doors at the residential complex.
7. If the Tenant fails to comply with the conditions set out in paragraphs 4,5 or 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 10, 2026
Date Issued

Andrew Rowell
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.