



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

File Number: LTB-L-005089-26

In the matter of: 17, 69 WOOLRIDGE CRT
BRAMPTON ON L6Y4W4

Between: United Achievers Nonprofit Housing Corp. c/o Landlord
DMS Property Management Ltd.

And

Victoria Marian Alexander Tenant

United Achievers Nonprofit Housing Corp. c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Marian Alexander (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The parties attended a hearing on March 3, 2026, by video conference. The Landlord's Legal Representative, Emily McGivern, attended accompanied by the Tenant.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application. After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$ 1,815.00** for arrears of rent up to **March 31, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$358.00	On or before March 6, 2026
\$358.00	1 st day of each month for 4 months from April 2026 to July 2026
\$25.00	On or before August 1, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **April 1, 2026, to August 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 **March 31, 2026**.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period April 1, 2026, to March 1, 2027.
6. If the Tenant fails to make any of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

March 6, 2026
Date Issued

 Felicia Puscalau
 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.