



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hooper v Davies-Kopitoski, 2026 ONLTB 20824

Date: 2026-03-09

File Number: LTB-L-107442-25

In the matter of: REAR, 369 MISSISSAGA ST W
ORILLIA ON L3V3C4

Between: Mitchell Hooper Landlord

And

Karen Davies-Kopitoski Tenant

Mitchell Hooper (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Davies-Kopitoski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlord and the Tenant attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$2986.00 which represents arrears of rent (\$2800.00) up to March 31, 2026, and costs (\$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount per date of payment
April 1, 2026	\$300.00 (Costs & Arrears)
May 1, 2026	\$300.00 (Arrears)
June 1, 2026	\$300.00 (Arrears)
July 1, 2026	\$300.00 (Arrears)
August 1, 2026	\$300.00 (Arrears)

September 1, 2026	\$300.00 (Arrears)
October 1, 2026	\$300.00 (Arrears)
November 1, 2026	\$300.00 (Arrears)
December 1, 2026	\$300.00 (Arrears)
January 1, 2027	\$286.00 (Arrears)

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 of April 2026 to January 2027, 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.

March 9, 2026
Date Issued

 Panagiotis P. Roupas
 Member, 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.