



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-081626-25-RV

In the matter of: 215, 445 GLENGARRY AVE
WINDSOR ON N9A1P7

Between: Windsor Essex Community Housing Corporation Landlord

And

Yoko Kersey Tenant

Review Order

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yoko Kersey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-081626-25 issued on January 7, 2026.

On February 4, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 5, 2026, interim order LTB-L-081626-25-RV-IN was issued, staying the order issued on January 7, 2026

This application was heard by videoconference on March 5, 2026.

The Landlord's representative Madeline Whitworth and the Tenant attended the hearing. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The request to review order LTB-L-081626-25 issued on January 7, 2026 is granted. The order is cancelled and replaced with the following terms:
2. The Tenant shall pay to the Landlord \$5,931.00 for arrears of rent up to March 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - (i) Between April 15, 2026 and June 15, 2029, the Tenant will make payments towards the arrears in the amount of \$150 each month. These arrears payments will be made on or before the 15th day of each month. This means that the Tenant

will make payments of \$150.00 per month for 39 consecutive months, commencing April 15, 2026; and,

- (ii) The final payment will be in the amount of \$81.00 and will be paid on or before July 15, 2029.
- 4. The Tenant 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 to July 31, 2029, or until the arrears are paid in full, whichever date is earliest.
- 5. 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 2 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 11, 2026
Date Issued

Peter Nicholson
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.