



Order under Section 69 Residential Tenancies Act, 2006

Citation: Birch Housing (Scarborough Village Non-Profit Homes Corporation) v Wheeler, 2026
ONLTB 20979

Date: 2026-03-12

File Number: LTB-L-104407-25

In the matter of: 1, 225 SCARBOROUGH GOLF CLUB RD
SCARBOROUGH ON M1J3G7

Between: Birch Housing (Scarborough Village Non-Profit Homes Corporation) Landlord

And

Kimberly A. Wheeler Tenant

Birch Housing (Scarborough Village Non-Profit Homes Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly A. Wheeler (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.

Agreed Facts:

1. After the hearing on March 3, 2026, the Tenant paid \$4,000.00 towards the existing arrears.
2. The total arrears now owing by the Tenant to the Landlord, including costs, to March 31, 2026, are \$29,340.00, to be reimbursed to the Landlord over 36 months.
3. The current monthly rent is \$1,681.00, due on the first day of each month.

The parties 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 to the Landlord \$29,340.00 of arrears of rent, and costs, up to March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

(a) Commencing April 2026, and continuing for 36 months, up to and including March 2029, \$815.00 on or before the 20th day of each of those months, respectively.

3. Commencing April 2026, the Tenant shall also pay to the Landlord the monthly rent, in full, as it comes due and owing up to and including March 2029, 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 12, 2026
Date Issued

Nancy Morris
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.