



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108171-25

In the matter of: 305, 318 MALAGA RD
Oshawa ON L1J 1N7

Between: 1850208 Ontario Ltd. Landlord

And

Denise Reynolds Tenant

1850208 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Reynolds (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord's Representative, Shoshannah Wagenberg, observing for the Landlord, Representative Denise Ranger and the Tenant, Denise Reynolds attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,120.00 for arrears of rent up to March 31, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule: On or before March 13, 2026, \$3,120.00.
3. 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 16, 2026
Date Issued

Tanya Speedie
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.