



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

File Number: LTB-L-109611-25

In the matter of: 25 Mortlock St.
Ajax, ON L1Z0T1

Between: Jason Alvares Landlord
Cheryl Alvares

And

Chantelle Clarke Tenant

Jason Alvares and Cheryl Alvares (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Chantelle Clarke (the 'Tenant') because the Tenant did not pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 11, 2026.

The Landlords and the Tenant attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,278.34 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:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	March 20, 2026	\$550.00	\$2,728.34
2	April 17, 2026	\$2,728.34	\$0.00

3. The Tenant shall also pay to the Landlord the rent for April 2026 on time and in full as it comes due and owing.

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 16, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.