



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

File Number: LTB-L-109015-25

In the matter of: 2, 88 BEACONSFIELD AVENUE
TORONTO ON M6J3J3

Between: 1001253476 Ontario Ltd Landlord

And

Natasha Smith Tenant

1001253476 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Oliviero Zannier, attended with Legal Representative, Antonio Raviele.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,760.00.
2. The total amount the Tenant owes to the Landlord is \$13,992.51 including arrears of rent (\$13,806.51) and costs (\$186.00) up to March 31, 2026.
3. The Tenant will make consistent payments of not less than \$200.00 per month towards the outstanding hydro arrears. Payments will be made directly to Toronto Hydro.
4. The Tenant will provide authorization to Toronto Hydro permitting the Landlord to obtain information relating to the Tenant's hydro account, including the status of payments and arrears, and to take any steps reasonably necessary in relation to the account.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$13,992.51 which represents the arrears of rent (\$13,806.51) and costs (\$186.00) outstanding for the period ending March 31, 2026.

2. The Landlord's application for eviction of the Tenant is denied on the condition that:
- a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
April 10, 2026	\$3,520.00
May 1, 2026	\$500.00
June 1, 2026	\$500.00
July 1, 2026	\$500.00
August 1, 2026	\$500.00
September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00
December 1, 2026	\$500.00
January 1, 2027	\$500.00
February 1, 2027	\$500.00
March 1, 2027	\$500.00
April 1, 2027	\$500.00
May 1, 2027	\$500.00
June 1, 2027	\$500.00
July 1, 2027	\$500.00
August 1, 2027	\$500.00
September 1, 2027	\$500.00
October 1, 2027	\$500.00
November 1, 2027	\$500.00
December 1, 2027	\$500.00
January 1, 2028	\$472.51

- b. The Tenant shall also pay the Landlord the rent for the months of April 2026 up to and including January 2028 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.

- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 18, 2026
Date Issued

Angela McLaughlin
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.