



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-109352-25

In the matter of: 5, 17 WARWICK AVE
YORK ON M6C1T5

Between: NMR Properties Landlord

And

Adriana Deroy-Holder Tenant

NMR Properties (the 'Landlord') applied for an order requiring Adriana Deroy-Holder (the 'Tenant') to pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 11, 2026. The Landlord's Agent Martin Smyth and the Tenant were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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 that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Tenant vacated the rental unit on January 1, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
- b. The lawful rent was \$1,701.17. The rent was due on the 1st day of each month.
- c. The rent arrears owing by the Tenant up to and including January 1, 2026, less the rent deposit and interest owing are \$1,519.76.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,519.76. This amount includes rent arrears owing up to January 1, 2026, minus the rent deposit and interest owing.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 through a payment plan, whereby the Tenant will pay the Landlord \$150.00 a month, on or before the 1st of each month, beginning on April 1, 2026, until the arrears are paid in full.

3. If the Tenant does not comply with the payment plan set out in paragraph 2, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

March 16, 2026

Date Issued

Helen Giannini

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.