



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

File Number: LTB-L-005044-26

In the matter of: 63, 69 WOOLRIDGE CRT
BRAMPTON ON L6Y4W4

Between: United Achievers Nonprofit Housing Corp. c/o Landlord
DMS Property Management Ltd.

And

Samantha Nash Tenant

United Achievers Nonprofit Housing Corp. c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Nash (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on March 12, 2026.

The Landlord's legal representative, Emily McGivern and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

1. The parties reached consent prior to the mediation.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The rent arrears owing to March 31, 2026, and costs including NSF fees are \$6,933.00.

It is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$6,933.00 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:
 - a) \$580.00 towards arrears of rent on or before the 20th day of each month, beginning April 20, 2026, up to and including February 20, 2027
 - b) the remaining balance of \$553.00 on or before March 20, 2027
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to March 1, 2027, 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.

L2 Application – Persistent Late Payment of Rent

5. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
6. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period April 1, 2026, to March 1, 2027.
7. If the Tenant fails to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

March 17, 2026

Date Issued

Maryam Cooper

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.

