



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107856-25

In the matter of: upper, 81 MARYHILL DR
ETOBICOKE ON M9V3C3

Between: Highgate Property Investments Inc Landlord

And

Harriet Van Luien Tenant
Cecile Service

Highgate Property Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Harriet Van Luien and Cecile Service (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 9, 2026. The Landlord's legal representative, Howard Levenson, the Tenant's legal representative Manpreet Parhar and the Tenant, Harriet Van Luien attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The lawful monthly rent is \$3,151.88. It is due on the 15th day of each month.
2. The arrears of rent owing to February 28, 2026, inclusive of the application filing fee of \$186.00 are \$13,998.84.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$13,998.84, which represents the arrears of rent owing to February 28, 2026 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Payments of \$1,000.00 on or before the 1st day of each month starting May 1, 2026, and continuing each month until May 1, 2027; and
 - b. A final payment of \$998.84 on or before June 1, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 15th day of each month for the period starting March 15, 2026 and continuing each month until June 15, 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 owed to the Landlord by the Tenant 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 Residential Tenancies Act, 2006* (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 February 28, 2026.

March 18, 2026
Date Issued

Britney Sooknanan
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.