



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019482-26

In the matter of: 99 BATES WAY
MARKHAM ON L6C1R7

Between: HOUSING YORK INC Landlord

And

SARA KOKKO Tenant

HOUSING YORK INC (the 'Landlord') applied for an order to terminate the tenancy and evict SARA KOKKO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties reached an agreement and submitted a proposed resolution to the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated via videoconference on March 17, 2026. The Landlord's representative Cheyenne Samuel and the Tenant Sara Kokko participated.

The parties requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,031.00 for arrears of rent up to March 31, 2026, and costs (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. Starting March 21, 2026, the Tenant shall pay \$139.00 on the 21st of each month for a period of 7 months.
 - b. The Tenant shall make one final payment of \$58.00 on or before October 21st, 2026.
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 October 1, 2026, 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.
5. The hearing scheduled for May 21, 2026, is cancelled.

March 23, 2026

Date Issued

Isabelle Bouvier

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.