



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003756-26

In the matter of: 2B, 169 LANCASTER ST W
KITCHENER ON N2H4T7

Between: Friendly Housing Inc Landlord

And

Caroline Phinn Tenant

Friendly Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Caroline Phinn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 19, 2026.

Before the start of the hearing the Landlord's legal representative Irina Karyakina and the Tenant Caroline Phinn engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$10,617.90** for arrears of rent up to and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting on May 15, 2026, and continuing on the 15th day of each month thereafter through to and including March 15, 2027, the Tenant will make equal monthly payments each in the amount of \$885.00
 - b) The Tenant will then make a final payment in the amount of \$882.90 on April 15, 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**, through to and including **April 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**.

March 25, 2026
Date Issued

Diego Fernandez-Stoll
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.