



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003530-26

In the matter of: 5, 285 THAMES ST N
INGERSOLL ON N5C 3M7

Between: Amiraco Properties Inc Landlord

And

Michelle Westover Tenants
Mike Foran

Amiraco Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Westover and Mike Foran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on March 19, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Agent of the Landlord, Jennifer Grant, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$1 371.02, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing April 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing April 20, 2026, the Tenants shall pay \$274.21 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before August 20, 2026 and will be in the amount of \$274.18.

3. If the Tenants fail 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 Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 27, 2026
Date Issued

Susan Parsons

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.