



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

File Number: LTB-L-004836-26

In the matter of: 1103, 1283 DUPONT ST
TORONTO ON M6H 0E4

Between: Galleria Developments Inc. dba Galleria on Landlord
the Park Affordable Rental Housing

and

Roxanne Anderson Tenant

Galleria Developments Inc. dba Galleria on the Park Affordable Rental Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanne Anderson (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 25, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Paul Kyte and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent decreased to \$2,033.00 on January 1, 2026. It is due on the 1st day of each month.
- 2) The Tenant has paid \$4,116.00 to the Landlord since the application was filed.
- 3) The agreed upon amount of rent arrears owing to March 31, 2026 are \$933.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$1,019.00. This amount includes rent arrears and costs owing up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before April 15, 2026.
3. The Tenant shall also pay to the Landlord April 2026 rent on or before April 1, 2026 unless the arrears have already been paid in full.
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 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. This order on consent is in full and final settlement of this application.

April 1, 2026
Date Issued

Denise Hannivan
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.