



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107358-25

In the matter of: 1108, 50 DRIFTWOOD AVE
NORTH YORK ON M3N2M6

Between: Hazelview Property Services Inc Landlord

And

Hasford Tony Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Hasford Tony (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 16, 2026. The Landlord's legal representative, Peter Lopez, the Tenant's legal representative, Hanson Sone and the Tenant 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 arrears of rent owing to March 31, 2026 are \$1,166.50.
2. The Landlord agrees to waive the application filing fee of \$186.00.
3. The parties agree that the Landlord will pay to the Tenant the sum of \$2,000.00 to resolve the issues raised in this application by the Tenant pursuant to section 82 of the *Residential Tenancies Act, 2006* (the 'Act').
4. The parties also agree that the difference between the sum the Landlord agrees to pay to the Tenant referred to in paragraph 3 above and the rent arrears owing to the Landlord in paragraph 1 above in the sum of \$833.50 (\$2,000.00 – \$1,166.50) will be credited to the Tenant's rental payment for the month of April 2026.
5. The parties also agree that the Landlord will begin repair works in relation to the issues raised by the Tenant pursuant to Section 82 of the Act.
6. The parties agree that should the Landlord fail to begin repair works by the applicable deadline set out in paragraph 2 of this order below, the Tenant reserves the right to bring an application before the Landlord and Tenant Board with respect to these issues.

It is ordered on consent that:

1. The Landlord shall credit the Tenant the sum of \$833.50 and apply this sum to the monthly rent for April 2026.
2. The Landlord shall begin repair works in relation to the issues raised by the Tenant pursuant to section 82 of the Act on or before March 31, 2026.

April 2, 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.