



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013867-26

In the matter of: 206, 55 WILLIAM ST
MILVERTON ON N0K 1M0

Between: von Westerholt Rental Partnership Landlord

And

Andrea Graves Tenant

von Westerholt Rental Partnership (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Andrea Graves (the 'Tenant') based on a form N8 notice of termination because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties requested an order on consent at the LTB online portal and as a result a teleconference call took place at the Landlord and Tenant Board on March 27, 2026 with the Hearing Officer Chris Jackson. The Landlord's Legal Representative Kundai Govereh attended. The Tenant attended and was self-represented.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. On or before April 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 23 months (24 months total including the start date) up to and including March 1, 2028 the Tenant shall pay lawful monthly rent on time and in full.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. On or before April 1, 2026 the Tenant shall pay the application filing fee in the amount of \$186.00.

April 2, 2026
Date Issued

Chris Jackson
Hearing 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.