



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026538-26

In the matter of: 513, 1673 HURON RD
KITCHENER ON N2R0T4

Between: Mainline Living Property Management Landlord

And

Maria Miholics Tenant

Mainline Living Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Miholics (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Before being scheduled for a hearing, the parties elected to engage in mediation via Online Dispute Resolution on March 30, 2026. As a result of this order, the application is resolved.

The Landlord's Agent Kristina Striegel and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to March 31, 2026, are \$982.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,168.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in full on or before April 09, 2026.
3. The Tenant shall also pay to the Landlord new rent for the period of April 2026 in accordance with the following schedule:
 - \$350.00 on or before April 09, 2026; and,
 - \$1,444.00 on or before April 23, 2026, to satisfy the outstanding lawful rent.

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.

April 2, 2026
Date Issued

Adam Rogers
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.