



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007297-26

In the matter of: 5, 738 WINDSOR AVE
WINDSOR ON N9A1J9

Between: Goldmar Property Management Landlord

And

Danielle Wilkie Tenant
Annette Guenot

Goldmar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Wilkie and Annette Guenot (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2026.

The Landlords representative Mr. Timms-Fryer and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$3,355.19** for arrears of rent and costs up to **April 30, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) On or before, April 1, 2026, the Tenant must pay Aprils lawful rent, in the amount of \$2,048.72;
 - (b) Effctive April 20, 2026, and on or before the 20th day of each consecutive month thereafter, the Tenant will pay an additional \$400.00 per month representing arrears, this will continue until all arrears have been paid in full.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **May 1, 2026**, or until the arrears are 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 and costs to be paid by the Tenant to the Landlord pursuant to paragraphs 1 ,2, 3, 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 **April 30, 2026**.

April 2, 2026

Date Issued

Suzy Franklyn

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.