



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005526-26

In the matter of: 58 GEORGE ST.
RIDGETOWN ON N0P2C0

Between: Paul Osborne Landlord

And

Lisa Smith Tenant

Paul Osborne (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 31, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Devon Theo Wagenaar, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,225.33 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 accordance with the following schedule:
 - a) The Tenant shall pay \$102.11 towards arrears of rent on or before the last day of each month, beginning April 30, 2026, up to and including February 28, 2027.
 - b) The Tenant shall also pay the remaining balance of \$102.12 on or before March 31, 2027.
3. The Tenant shall pay to the Landlord April rent on April 1, 2026.
4. The Tenant shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing on or before the 1st day of the month for the period May 1, 2026, to March 1, 2027, or until the arrears are paid in full, whichever date is earliest.

5. 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 8, 2026
Date Issued

Michelle Forrester
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.