



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005510-26

In the matter of: 108, 3171 BATHURST ST
NORTH YORK ON M6A2B1

Between: Hazelview Property Services Inc Landlord

And

Josef Whitehouse Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Josef Whitehouse (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 7, 2026.

The Landlord, represented by Peter Lopez and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of 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 \$6,968.94 for arrears of rent up to April 30, 2026, plus \$186.00 for the application filing fee. The total amount the Tenant shall pay to the Landlord is \$7,154.94.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$300.00 on or before the 15th of the month for the 3 months commencing on April 15, 2026, up to and including Jun 15, 2026.
 - b) \$500.00 on or before the 15th of the month for 12 months commencing on July 16, 2026, up to and including June 15, 2027.
 - c) \$254.94 on or before July 15, 2027.
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, to July 1, 2027, or until the arrears are paid in full, whichever date is earliest.

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 April 30, 2026.

April 09, 2026
Date Issued

Cheryl Lavoie
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.