



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010269-26

In the matter of: Lower - B, 201 NELSON ST
STRATFORD ON N5A2K2

Between: Anita Kropf Landlord

And

John Glanville Tenant

Anita Kropf (the 'Landlord') applied for an order to terminate the tenancy and evict John Glanville (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on April 8, 2026.

Before the start of the hearing the Landlord's legal representative Lindsey Branje and the Tenant's legal representative Robert Spencer engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord withdraws the L1 portion of their application.
2. The current monthly rent is \$1,700.00 and is payable on the 1st of the month.
3. The Landlord is holding a last month rent deposit in the amount of \$1,700.00. Interest has been applied to this amount since the date it was collected.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of May 1, 2026, through to and including April 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 2 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. The landlord waives the application filing fee.

April 17, 2026

Date Issued

Diego Fernandez-Stoll

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.