



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-008924-26

In the matter of: 95 PEEL ST
BRANTFORD ON N3S5M3

Between: Solutions Property Management Landlord

And

Asha-Lee Smith Tenant

Solutions Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Asha-Lee Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 8, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Ashley Zandona and the Tenant Asha-Lee Smith, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,508.42** for arrears of rent up to April 30, 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) \$487.81 payable on or before April 10, 2026.
 - b) \$670.00 payable on or before May 20, 2026
 - c) \$670.00 payable on or before June 20, 2026
 - d) \$670.00 payable on or before July 20, 2026

- e) \$670.00 payable on or before August 20, 2026
 - f) \$670.00 payable on or before September 20, 2026
 - g) \$670.61 payable on or before October 20, 2026
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**, through to and including **October 1, 2026**, 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 14, 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.