



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

**File Number:** LTB-L-004500-26

**In the matter of:** 308, 746 MIDLAND AVE  
SCARBOROUGH ON M1K 4E2

**Between:** Hazelview Property Services Inc Landlord

**And**

Sunnika Taneisha Whyte Tenant  
Barbara Bowen

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sunnika Taneisha Whyte and Barbara Bowen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's Representative, Peter Lopez and the Tenant, Sunnika Taneisha Whyte attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the Tenant, Barbara Bowen who was not present at the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

### **Agreed Facts:**

1. During the mediation, the Landlord waived the NSF fee.

### **It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$12,572.36 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) On or before April 30, 2026, \$2,699.00
  - b) On or before May 14, 2026, and every 14<sup>th</sup> day of the month for 19 payments up to and including November 14, 2027, \$500.00.

- c) On or before December 14, 2027, \$373.36.
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 December 31, 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 17, 2026**  
**Date Issued**

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**Tanya Speedie**  
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.