



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010124-26

In the matter of: 707, 80 MOOREGATE CRES
KITCHENER ON N2M5G1

Between: Hazelview Properties Services Inc Landlord

And

Ellen Bagares Tenant

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

This application was heard by videoconference on April 9, 2026.

The Landlord's legal representative Sean Beard and the Tenant attended 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 \$4,312.23 for arrears of rent up to April 30, 2026 and costs. This also includes all amounts owed by the Tenant to the Landlord pursuant to LTB-L-080590-22 with an order issued May 27, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The amount of \$718.71, beginning April 30, 2026, and on the 30th of every month up to (and including) September 30, 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 to September 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

Brett Lockwood
Member, 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.