



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

File Number: LTB-L-007281-26

In the matter of: 818, 68 BRAMALEA RD
BRAMPTON ON L6T 0H2

Between: MEDALLION CORPORATION Landlord

And

AMY MAE SMITH Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict AMY MAE SMITH (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was scheduled for a merits hearing, via video conference, on April 8, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Lindsay Faria, participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. Commencing May 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month for a twelve (12) month period ending April 1, 2027.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.

3. The Tenant shall pay \$93.00, as agreed-to by the parties, for the application filing fee on or before April 16, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 17, 2026.

April 14, 2026
Date Issued

Susan Parsons
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.