



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

File Number: LTB-L-007565-26

In the matter of: 117, 414 WILLOWDALE AVE
NORTH YORK ON M2N 5B2

Between: O'Shanter Development Company Ltd. Landlord

and

Jennifer Andrews Tenant

O'Shanter Development Company Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Andrews (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 9, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Lindsay Goldberg, the Landlord's Agent Madhuri Malhotra, the Tenant, and the Tenant's Representative Rebecca Ward participated in the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$2,312.61. It is due on the 1st day of each month.
- 2) The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to April 30, 2026 are \$10,086.06.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$10,272.06. This amount includes rent arrears and costs owing 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:

Date Payment Due	Amount of Payment
April 17, 2026	\$3,500.00
May 20, 2026	\$376.23
June 20, 2026	\$376.23
July 20, 2026	\$376.23
August 20, 2026	\$376.23
September 20, 2026	\$376.23
October 20, 2026	\$376.23
November 20, 2026	\$376.23
December 20, 2026	\$376.23
January 20, 2027	\$376.23

Date Payment Due (continued)	Amount of Payment (continued)
February 20, 2027	\$376.23
March 20, 2027	\$376.23
April 20, 2027	\$376.23
May 20, 2027	\$376.23
June 20, 2027	\$376.23
July 20, 2027	\$376.23
August 20, 2027	\$376.23
September 20, 2027	\$376.23
October 20, 2027	\$376.15

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to October 1, 2027, or until the arrears have been 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 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.
5. This order on consent is in full and final settlement of this application.

April 15, 2026
Date Issued

 Denise Hannivan
 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.