



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

File Number: LTB-L-006845-26

In the matter of: Master Bedroom ,12 Somerset Ave.
Hamilton ON L8L2L5

Between: Lisa Wang Landlord

And

Carolynne Farion Tenant

Lisa Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Carolynne Farion (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 8, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Lisa Wang, and the Tenant, Carolynne Farion, participated in the mediation.

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

The Parties Agreed That:

1. The application be amended to include 'Master Bedroom' as the unit number in the address of the rental unit in Page 1 of the application.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is due in two (2) equal payments on or before the 10th and 25th of each month starting May 10, 2026, and for the duration of the tenancy.
4. The rent arrears owing to May 6, 2026, are \$3,775.00.
5. The Landlord waived the incurred costs of \$186.00 for filing the application.

6. Accordingly, the total amount the Tenant owes the Landlord is \$3,775.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,775.00. This amount includes rent arrears owing up to May 6, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment per Due Date	Month for Payment	Year of Payment	Payment Due Dates
\$150.00	April	2026	10, 25
\$150.00	May	2026	10, 25
\$150.00	June	2026	10, 25
\$150.00	July	2026	10, 25
\$150.00	August	2026	10, 25
\$150.00	September	2026	10, 25
\$150.00	October	2026	10, 25
\$150.00	November	2026	10, 25
\$150.00	December	2026	10, 25
\$150.00	January	2027	10, 25
\$150.00	February	2027	10, 25
\$237.50	March	2027	10, 25

3. The Tenant shall also pay to the Landlord the new rent in two (2) equal full payments by the 10th and 25th of each month for the period May 10, 2026, to March 25, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any 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 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 May 6, 2026.

April 22, 2026
Date Issued

Rachael Kukoyi
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.