



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006249-26

In the matter of: 2, 25 WINDERMERE AVE
TORONTO ON M6S3J3

Between: WINDERMERE SWANSEA LTD.

Landlord

And

SABRINA RENEE BEAULIEU

Tenant

WINDERMERE SWANSEA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict SABRINA RENEE BEAULIEU (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 9, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Amy McCue, and the Tenant were both present.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$ 10,081.00** 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:

AMOUNT DUE	DUE DATE
\$850.00	15 th day of each month for 11 months from May 2026 to March 2027
\$731.00	On or before April 15 th , 2027

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 starting **May 1, 2026, to April 1, 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 24, 2026
Date Issued

Felicia Puscalau
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.