



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

File Number: LTB-L-010509-26

In the matter of: 1, 524 DIVISION ST
KINGSTON ON K7K4B2

Between: Tipi Moza (Iron Homes) Landlord

And

Tara Spence Tenant

Tipi Moza (Iron Homes) (the 'Landlord') applied for an order to terminate the tenancy and evict Tara Spence (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on April 16, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agent, Winnifred Peters and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- The Landlord's agent advised that \$2,500.00 has been approved by the City of Kingston under its Discretionary Benefits program and is to be paid directly to the Landlord on or before April 30, 2026.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$4,833.00**, which represents the arrears of rent (\$4,647.00) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,500.00 on or before April 30, 2026;

- b) 100.00 on or before the last day of each month starting May 31, 2026, through to and including March 31, 2028; and
 - c) a final payment of \$33.00 on or before April 30, 2028.
3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of May 2026 to April 2028, or until there are no arrears owing, whichever comes first.
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

Sarah Visnovec
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.