



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010857-26

In the matter of: 201, 100 BOND ST E
OSHAWA ON L1G0B7

Between: Bond and Mary Development Inc. Landlord

And

Keisha Irwin Tenant

Bond and Mary Development Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Keisha Irwin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 15, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Evgeny Aptekar, the Landlord's Agent, Panya Jain, and the Tenant were present.

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

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$2,704.72**. This amount represents \$2,518.72 for arrears of rent up to **April 30, 2026**, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenant shall pay \$800.00 per month towards arrears of rent, in full and on time on or before the 1st day of each month, beginning May 1, 2026, up to and including July 1, 2026.
 - b. The Tenant shall also pay the remaining balance of \$304.72 on or before August 1, 2026.
3. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period of **May 1, 2026, to August 1, 2026**, 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 23, 2026
Date Issued

Christine Leitch
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.