



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-028858-26

In the matter of: 107 SHEPHERD ST E
WINDSOR, ON, N8X2K4

Between: Helen Terrace Townhomes Landlord

and

Andrew Pastorious Tenant

- [1] Helen Terrace Townhomes (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Pastorious (the 'Tenant') because the Tenant has been persistently late in paying their rent. The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent that the Tenant owes.
- [2] On April 23, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Nick Vescio. The Landlord's representative, Kristen Jarvis and the Tenant participated by phone.
- [3] The parties agreed to the following:
- a. The current monthly rent is \$1578.50
 - b. The total arrears outstanding up to April 30, 2026, including the application fee is \$3343.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlord can apply for eviction under s.78 of the Residential Tenancies Act, 2006
- [4] The parties agreed to resolve all the issues in the applications and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$3343.00 which represents arrears of rent owing up to April 30, 2026, including the application filing fee.

2. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on May 01, 2026, the Tenant shall pay the Landlord the regular monthly rent in full due each month up to and including April 01, 2027
 - (b) On or before May 01, 2026, the Tenant shall pay the Landlord \$3343.00 towards the arrears
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 30, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.