



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

**File Number:** LTB-L-013101-26

**In the matter of:** 68 SELLWOOD AVE  
CAPREOL ON P0M 1H0

**Between:** Villev Property Management Inc Landlord

**And**

Betty Armstrong Tenant

Villev Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Betty Armstrong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application) and because the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was heard by videoconference on April 23, 2026. The Landlord's agents, Jeffrey Belanger and Daniel Falla and the Tenant attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

### **Agreed Facts:**

1. The lawful monthly rent is \$1,830.00. It is due on the 1<sup>st</sup> day of each month.
2. On the application the address of the rental unit is named as 68 Sellwood Ave. GD O, Capreol, Ontario P0M 1H0. The parties mutually requested to amend the application to correctly identify the address of the rental unit at 68 Sellwood Ave., Capreol, Ontario P0M 1H0.
3. The Tenant paid to the Landlord the application filing fee (\$186.00) on April 16, 2026.
4. After the hearing, the parties will sign an amendment to the lease, changing the rent from monthly to weekly, with rent payable every Friday. This change will be effective May 1, 2026.

**On consent it is ordered that:****L1 Application**

1. The application is amended to correctly identify the address of the rental unit at 68 Sellwood Ave., Capreol, Ontario P0M 1H0.
2. The Tenant shall pay to the Landlord \$332.31 which represents arrears of rent for the period ending April 30, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

| <b>Date Payment Due</b> | <b>Amount of Payment</b> |
|-------------------------|--------------------------|
| April 24, 2026          | \$117.69                 |
| May 1, 2026             | \$117.69                 |
| May 8, 2026             | \$96.93                  |

4. If the Tenant fails to make any one the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after April 30, 2026.

**L2 Application**

5. The Tenant shall pay to the Landlord the weekly rent on or before each Friday for the period starting from May 1, 2026 to up and inclusive April 30, 2027.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**April 27, 2026**  
**Date Issued**

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 Floredana Ungureanu  
 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.