



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

File Number: LTB-L-012966-26

In the matter of: 1183 PARKVIEW AVE
WINDSOR ON N8S2X8

Between: Villev Property Management Inc Landlord

And

Brooke Wilcox Tenants
Tina Kierans

Villev Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Brooke Wilcox and Tina Kierans (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on April 23, 2026. The Landlord's agents, Jeffrey Belanger and Daniel Falla and the Tenant, Tina Kierans attended the hearing. The Tenant, Tina Kierans provided evidence that she was authorized by the second Tenant, Brooke Wilcox to represent him in this matter. 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 \$3,100.00. It is due on the 1st day of each month.
2. Following the hearing, the parties will make an amendment to the lease to change the rent payment frequency from monthly to bi-weekly.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$12,061.00 which represents arrears of rent (\$11,875.00) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$466.23
May 15, 2026	\$466.23
May 29, 2026	\$466.23
June 12, 2026	\$466.23
June 26, 2026	\$466.23
July 10, 2026	\$466.23
July 24, 2026	\$466.23
August 7, 2026	\$466.23
August 21, 2026	\$466.23
September 4, 2026	\$466.23
September 18, 2026	\$466.23
October 2, 2026	\$466.23
October 16, 2026	\$466.23
October 30, 2026	\$466.23
November 13, 2026	\$466.23
November 27, 2026	\$466.23
December 11, 2026	\$466.23
December 25, 2026	\$466.23
January 8, 2027	\$466.23
January 22, 2027	\$466.23
February 5, 2027	\$466.23
February 19, 2027	\$466.23
March 5, 2027	\$466.23
March 19, 2027	\$466.23
April 2, 2027	\$466.23
April 16, 2027	\$405.25

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting May 1, 2025 to up and inclusive April 1, 2027 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 29, 2026
Date Issued

 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.