



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025787-26

In the matter of: 103, 144 FORREST AVE E
NEW HAMBURG ON N3A 1X4

Between: The Regional Municipality of Waterloo Landlord

and

Sarah Chodos Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Chodos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. This application was mediated by videoconference on April 28, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Agent Carsten Hiebert and the Tenant participated in mediation. The Tenant did not receive legal advice about the application prior to the mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of this application. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing for this application.

Agreed Facts:

- 1) This is a rent-geared-to-income subsidized unit.
- 2) The Tenant provided the required documents to the Landlord which allowed the Landlord to reinstate the Tenant's subsidy. This has reduced the rent retroactively and, therefore, reduced the amount of arrears owed by the Tenant to the Landlord.

- 3) The current rent decreased to \$324.00 on September 1, 2025. It is due on the 1st day of each month.
- 4) The Tenant has paid \$419.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to April 30, 2026 are \$2,136.00.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of this cost.
- 7) The LTB hearing scheduled on June 3, 2026 via videoconference for this application is cancelled.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$2,136.00. This amount includes rent arrears owing up to April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment	Date Payment Due	Amount of Payment
May 20, 2026	\$89.00	(continued)	(continued)
June 20, 2026	\$89.00	June 20, 2027	\$89.00
July 20, 2026	\$89.00	July 20, 2027	\$89.00
August 20, 2026	\$89.00	August 20, 2027	\$89.00
September 20, 2026	\$89.00	September 20, 2027	\$89.00
October 20, 2026	\$89.00	October 20, 2027	\$89.00
November 20, 2026	\$89.00	November 20, 2027	\$89.00
December 20, 2026	\$89.00	December 20, 2027	\$89.00
January 20, 2027	\$89.00	January 20, 2028	\$89.00
February 20, 2027	\$89.00	February 20, 2028	\$89.00
March 20, 2027	\$89.00	March 20, 2028	\$89.00
April 20, 2027	\$89.00	April 20, 2028	\$89.00
May 20, 2027	\$89.00		

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to April 1, 2028, or until the arrears have been 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 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.

5. This order on consent is in full and final settlement of this application.

April 30, 2026

Date Issued

Denise Hannivan

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.