



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-091200-25-RV

In the matter of: 420, 180 HAIG RD
BELLEVILLE ON K8N5K2

Between: Torbill Holdings Ltd Landlord

And

Jenifer Tessier Tenant

Review Order

Torbill Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jenifer Tessier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-091200-25 issued on January 23, 2026. It was heard by videoconference on January 15, 2026. Only the Landlord's Agent, Keith Smallbill, attended the hearing. As of 9:38 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to reschedule the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On March 9, 2026, the Tenant filed a Request to Extend the Time to File a Request to Review and a Request to Review the order issued on January 23, 2026, on the basis that the Tenant was not reasonably able to participate in the proceeding. The Tenant also requested that the order be stayed until the Request to Review is decided.

On March 10, 2026, Interim Order LTB-L-091200-25-RV-IN was issued, staying the order issued on January 23, 2026, and directing the LTB to schedule a hearing of the Tenant's Request to Review.

This review hearing was heard by video conference on April 27, 2026. The Landlord's Agent, Tania Wannamaker, was present accompanied by the Tenant.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-091200-25 issued on January 23, 2026, is granted.
2. Order LTB-L-091200-25 issued on January 23, 2026, is cancelled and replaced with this order.
3. The Tenant shall pay to the Landlord **\$6,533.20** for arrears of rent up to **April 30, 2026**, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$300.00	20 th day of each month for 21 months from May 2026 to January 2028
\$233.20	On or before February 20, 2028

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **May 1, 2026, to February 1, 2028**, or until the arrears are paid in full, whichever date is earliest.
6. 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**.

May 1, 2026
Date Issued

 Felicia Puscalau
 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.