



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

File Number: LTB-L-026028-26

In the matter of: 8, 250 BARBER AVENUE
NORTH BAY ON P1A3G3

Between: EMILIO LOT HOMES LIMITED Landlord

And

KAYLA BREUER Tenant

EMILIO LOT HOMES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict KAYLA BREUER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 29, 2026.

The Landlord's Representative, Katrina Eisenhour, the Landlord's Agent, Marsha Johnson, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,201.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$250.00 by June 3, 2026;
 - ii) \$250.00 by June 17, 2026;
 - iii) \$250.00 by July 1, 2026;
 - iv) \$250.00 by July 15, 2026;
 - v) \$250.00 by July 29, 2026;
 - vi) \$250.00 by August 12, 2026;

- vii) \$250.00 by August 26, 2026;
- viii) \$250.00 by September 9, 2026; and
- ix) \$201.00 by September 23, 2026.

3. The Tenant shall also pay to the Landlord new rent for May 2026 as follows: \$1,000.00 by May 6, 2026 and the balance of \$222.00 by May 20, 2026; and thereafter, on time and in full as it comes due and owing, by the first day of each month, for the period June 1, 2026 to September 1, 2026, or until the arrears are 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 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.

April 30, 2026
Date Issued

Janice Campbell
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.