



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021629-26

In the matter of: 311, 2799 KINGSTON RD
SCARBOROUGH ON M1M 0E3

Between: Victoria Lamanna Landlord

and

Kashima Wright Tenant

Victoria Lamanna (the 'Landlord') applied for an order to terminate the tenancy and evict Kashima Wright (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 29, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Representative Marian Lippa, and the Tenant participated in the mediation. The Tenant did not receive legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$2,000.00. It is due on the 15th day of each month.
- 2) The rent arrears owing to May 14, 2026 are \$8,000.00.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$8,186.00. This amount includes rent arrears owing up to May 14, 2026 and the cost of filing the application.
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
May 15, 2026	\$2,000.00
June 15, 2026	\$2,000.00
July 15, 2026	\$2,000.00
August 15, 2026	\$2,186.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 15, 2026 to August 15, 2026, 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 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 May 14, 2026.
5. This order on consent is in full and final settlement of this application.

May 1, 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.