



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

File Number: LTB-L-004270-26

In the matter of: 1517, 85 WALNUT ST
LONDON ON N6H4P3

Between: LONDON & MIDDLESEX COMMUNITY HOUSING Landlord

And

VINCENT SCHWIENTEK Tenant

LONDON & MIDDLESEX COMMUNITY HOUSING (the 'Landlord') applied for an order to terminate the tenancy and evict VINCENT SCHWIENTEK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 5, 2026. However, the parties mutually agreed to resolve all matters at issue in the application and requested the assistance of a Hearings Officer to write an order on consent through the Online Dispute Resolution process.

By videoconference on May 1, 2026, the parties met with a Hearings Officer. The Landlord's legal representative, Kelley O'Donnell, the Tenant's legal representative, Betsy Broad and the Tenant attended the meeting.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

The hearing for this application on May 5, 2026 is cancelled.

Agreed Facts:

1. The lawful monthly rent is \$419.00. It is due on the 1st day of each month.
2. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$3,907.01.
3. The parties have agreed that as of the date and time of the hearing, the lawful monthly rent for May 2026 had not become owing by the Tenant however the parties have agreed to include the rent for May 2026 in the total arrears owing to May 31, 2026.

4. The Landlord has agreed to give the Tenant until May 4, 2026 to pay the lawful monthly rent for May 2026 along with a \$181.00 payment towards the arrears owing to May 31, 2026 in the sum of \$600.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,907.01, which represents the arrears of rent owing to May 31, 2026, and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
May 4, 2026	\$600.00
June 1, 2026	\$190.25
July 1, 2026	\$190.25
August 1, 2026	\$190.25
September 1, 2026	\$190.25
October 1, 2026	\$190.25
November 1, 2026	\$190.25
December 1, 2026	\$190.25
January 1, 2027	\$190.25
February 1, 2027	\$190.25
March 1, 2027	\$190.25
April 1, 2027	\$190.25
May 1, 2027	\$190.26
June 1, 2027	\$1,024.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to June 1, 2027, 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 owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 31, 2026.

May 8, 2026
Date Issued

Britney Sooknanan
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.