



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

File Number: LTB-L-002306-26

In the matter of: 2, 84 MARSHALL ST
WATERLOO ON N2J2T4

Between: Krafa Consultants & Management Inc. Landlord

And

Elizabeth Bishop Tenant

Krafa Consultants & Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Bishop (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on March 18, 2026. Instead, the Landlord's Legal Representative, Eric Schroeder, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

L1 Application – Non-Payment of Rent

1. The lawful rent is \$2,024.00. It is due on the 1st day of each month.
2. The rent arrears owing to March 31, 2026 are \$4,548.00.
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 that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$4,734.00 for arrears of rent up to March 31, 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:

- Monthly payments of \$400.00 by the 20th day of each month, starting April 20, 2026, and continuing until February 20, 2027; and
- A final payment of \$334.00 on or before March 20, 2027.

L2 Application – Persistent Late Payment of Rent

3. The Tenant shall pay the Landlord monthly rent due on or before the first day of the month for a period of 18 months starting April 1, 2026 to September 1, 2027.
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 March 31, 2026.
5. This order on consent is in full and final settlement of this application.

May 6, 2026
Date Issued

Shadiyah Stoute
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.