



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

File Number: LTB-L-011952-26

In the matter of: Unit 1, 1463 Phillips Street
Ridgeway ON L2A5S9

Between: Spencer John MacKenzie Landlord

And

Shelley Ann Calleja Tenant

Spencer John MacKenzie (the 'Landlord') applied for an order to terminate the tenancy and evict Shelley Ann Calleja (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on April 28, 2026.

The Landlord was self-represented. The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

1. The parties agree that lawful rent is due on the 1st of each month. The Landlord will allow the Tenant to pay a portion of the rent late, on the 20th of each month, until the Tenant aligns her income to coincide with the lawful due date of the 1st of each month.
2. The Tenant paid the full balance owing for the period ending April 30, 2026. The amount paid represents all the rent in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement on the date of the Tenant's payment, and the filing fee for this application.
3. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

May 11, 2026

Date Issued

Angela McLaughlin

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.