



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

File Number: LTB-L-027396-26

In the matter of: 501, 175 HESPELER RD
CAMBRIDGE ON N1R0B7

Between: Home Concept Property Management Landlord

And

Phoebe McLellan Tenant

Home Concept Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Phoebe McLellan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 10, 2026. As a result of this order, the hearing has been cancelled.

Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

On May 5, 2026, the Landlord's legal representative, Eric Schroeder and the Tenant attended the mediation. The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$4,439.00 which represents \$4,253.00 for arrears of rent and costs of \$186.00 for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before May 21, 2026.
 - \$500.00 on or before the 15th day of each month in 7 equal payments commencing June 15, 2026, up to and including December 15, 2026.
 - \$439.00 on or before January 15, 2027.

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 January 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 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 31, 2026.

May 13, 2026
Date Issued

Oluwatobi Abobarin
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.