



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

File Number: LTB-L-017990-26

In the matter of: 703, 2020 CLIFF RD
MISSISSAUGA ON L5A3M6

Between: FINCOM INVESTMENTS Landlord

And

TENA ANN OXTON Tenant

FINCOM INVESTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict TENA ANN OXTON (the 'Tenant') because:

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

This application was scheduled to be heard by videoconference on May 7, 2026.

The Landlord, represented by Emily Barbati and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. For the period ending May 31, 2026, the rent arrears owing including the application filing fee are \$5,406.87.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 on or before May 8, 2026.
 - b) \$2,406.87 on or before May 19, 2026.
3. For a period of 36 consecutive months, starting June 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
4. If the Tenant fails to make any of the payments in accordance with paragraphs 2 and 3 this order, the Landlord may, without notice to the Tenant, apply to the Board 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 8, 2026
Date Issued

Cheryl Lavoie
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.