



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

File Number: LTB-L-010434-26

In the matter of: 11 CLAREMORE AVE
SCARBOROUGH ON M1N3R7

Between: Alicia Thomas C/o Mole Legal Services Landlord

And

Fernando Bennett Tenant

Alicia Thomas C/o Mole Legal Services (the 'Landlord') applied for an order to terminate the tenancy and evict Fernando Bennett (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 May 5, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Alicia Thomas, the Landlord's representative, Carol Mole and the Tenant were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The lawful rent is \$2,300.00. It is due on the 1st day of each month.
- b) The rent arrears owing to May 31, 2026, are \$30,650.00.
- c) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- d) To resolve the issues raised by the Tenant, the Landlord agreed to waive \$6,900.00 from the rental arrears, as well as the \$186.00 application filing fee.
- e) The total amount the Tenant will pay to the Landlord is \$23,750.00

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$23,750.00**, which represents the arrears of rent (\$30,650.00) less waived arrears (\$6,900.00) outstanding 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:
 - a) \$1,000.00 on or before the 15th day of each month starting June 15, 2026, through to and including April 15, 2028; and
 - b) a final payment of \$750.00 on or before May 15, 2028.
3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of June 2026 to May 2028, or until there are no arrears owing, whichever comes first.
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 12, 2026
Date Issued

Sarah Visnovec
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.