



May 19, 2026

Sonja Richter

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

File Number: LTB-L-037872-26

In the matter of: 1807N, 45 RAILROAD ST
BRAMPTON ON L6X1G4

Between: Boardwalk General Partnership Landlord

And

Simone Smith Tenant

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Smith (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 13, 2026. The Landlord's agent, Martha Patino and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

On consent it is ordered that:

1. The lawful rent for the month of May 2026 is due on or before May 22, 2026.
2. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing on the first day of each month for a 12-month period starting June 1, 2026, through to and including May 1, 2027.
3. If the Tenant fails to make any of the payments noted in paragraph 1 or 2 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*,

(the 'Act') for an order terminating the tenancy and evicting the Tenant.

4. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, as follows:

- a) \$62.00 on or before June 20, 2026; AND
- b) \$62.00 on or before July 20, 2026; AND
- c) \$62.00 on or before August 20, 2026.

May 19, 2026
Date Issued

Sonja Richter
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.