



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

File Number: LTB-L-017683-26

In the matter of: L1, 195 REXLEIGH DR
EAST YORK ON M4B2N8

Between: Glenleigh Holdings c/o Advent Property Management Services Landlord

And

Angela Logan Tenant

Glenleigh Holdings c/o Advent Property Management Services (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Logan (the 'Tenant') because:

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

Prior to the videoconference hearing on May 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Marie Galevski, the Landlord Agent, Dawn Buckley, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

L1 Application

1. The Tenant shall pay to the Landlord \$3710.89 which represents arrears of rent up to May 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$500.00	On or before the 1st day of each month for 7 months from <u>June 1, 2026 to December 1, 2026</u>
\$210.89	On or before January 1, 2027

3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of 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.

L2 Application

4. If the Tenant voids the L1 portion of the order in accordance with paragraph 2 above, the tenancy shall continue on the following condition: for a period of **eighteen (18) months** from **June 1, 2026 until and including November 1, 2027**, the Tenant shall pay rent in full and on time by the first (1st) day of the month.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 19, 2026
Date Issued

Monica Dairo
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.