



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020439-26

In the matter of: 1210, 294 CHANDLER DR
KITCHENER ON N2E2K1

Between: Greenwin Corp. Landlord

And

Spencer Haffner Tenant
Victoria Everett

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Spencer Haffner and Victoria Everett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

Greenwin Corp. (the 'Landlord') also applied for an order requiring Spencer Haffner and Victoria Everett (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex (L2 Application).

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's representative, Jennifer Smith and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application and L2 Application

1. The Tenant shall pay to the Landlord **\$2,907.15** for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall also pay to the Landlord **\$921.68**, which represents out of pocket expenses the Landlord incurred
3. The Tenant shall pay to the Landlord the amount set out in paragraphs 1 and 2 in accordance with the following schedule:
 - \$638.14 on or before the 1st day of each month, for a period of 5 months, from June 1, 2026, up to and including October 1, 2026; and

- A final payment of \$638.13 on or before November 1, 2026 to satisfy the arrears and out-of-pocket costs.
4. 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 November 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
 5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent, damages and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 or 2 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 22, 2026
Date Issued

Rolland Roopchand
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.