



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

File Number: LTB-L-019073-26

In the matter of: 2, 60 Cornell Ave., Kitchener ON N2G 3E4

Between: Christine Lassel Landlord

and

Daniel McGrath Tenant

Christine Lassel (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel McGrath (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 19, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan. The Landlord and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The application is amended to correct the address of the rental unit to Unit 2, 60 Cornell Ave., Kitchener, ON N2G 3E4.
- 3) The current rent increased to \$1,774.75 on April 1, 2026. It is due on the 1st day of each month.
- 4) The Tenant has paid \$2,700.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to May 31, 2026 are \$3,064.25.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$3,250.25. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 1, 2026	\$270.85
July 1, 2026	\$270.85
August 1, 2026	\$270.85
September 1, 2026	\$270.85
October 1, 2026	\$270.85
November 1, 2026	\$270.85
December 1, 2026	\$270.85
January 1, 2027	\$270.85
February 1, 2027	\$270.85
March 1, 2027	\$270.85
April 1, 2027	\$270.85
May 1, 2027	<u>\$270.90</u>

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period June 1, 2026 to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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.
5. This order is in full and final settlement of this application.

May 26, 2026
Date Issued

 Denise Hannivan
 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.