



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021946-26

In the matter of: C, 175 CHANDLER DR
KITCHENER ON N2E1H2

Between: The Regional Municipality of Waterloo Landlord

And

Larwuo Flomo Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Larwuo Flomo (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 21, 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's Agents, Camelia Suciu, Carsten Hiebert and the Tenant were present.

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 current lawful monthly rent is \$1,144.00, and it is due on the 1st day of each month.
- b) **Beginning May 29, 2026, the Tenant will make bi-weekly payments on Fridays of \$672.00 to the Landlord.** These payments are intended to be applied toward both the ongoing monthly rent first, and then \$200.00 toward the arrears. See appendix A – Payment Plan Schedule.
- c) For the months of June 2026 through October 2026, the Tenant may satisfy their monthly rent obligations by ensuring their monthly rent is paid in full by the dates set out in paragraph 3 of this Order.
- d) The Tenant acknowledges that rent remains due on or before the 1st day of each month, and agree that, once the arrears are paid in full, they will ensure that all future rent is paid in full and on time for the duration of the tenancy.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$2,902.00**, which represents the arrears of rent 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:

Date Payment Due	Amount of Payment towards arrears
June 12, 2026	\$200.00
July 10, 2026	\$200.00
August 7, 2026	\$200.00
September 4, 2026	\$200.00
October 2, 2026	\$200.00
October 30 2026	\$200.00
November 27, 2026	\$200.00
December 25, 2026	\$200.00
January 22, 2027	\$200.00
February 19, 2027	\$200.00
March 19, 2027	\$200.00
April 16, 2027	\$200.00
May 14, 2027	\$200.00
June 11, 2027	\$200.00
July 9, 2027	\$102.00

3. The Tenant shall also pay the Landlord the lawful rent for June 2026, July 2026, August 2026, September 2026 and October 2026 in full by the following dates, or until there are no arrears, whichever comes first:

Date Payment Due	Month of Rent
June 12, 2026	June 2026
July 10, 2026	July 2026
August 7, 2026	August 2026
September 4, 2026	September 2026
October 2, 2026	October 2026

4. The Tenant shall also pay the Landlord the lawful rent in full, on or before the first day of each corresponding month for the months of November 2026 to July 2027, or until there are no arrears owing, whichever comes first.
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 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 27, 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.

Appendix A – Payment Plan Schedule

Date	Payment	Applied to Rent (Month)	Applied to Arrears
May 29, 2026	\$672	\$672 (June 2026)	\$0
Jun 12, 2026	\$672	\$472 (June 2026)	\$200
Jun 26, 2026	\$672	\$672 (July 2026)	\$0
Jul 10, 2026	\$672	\$472 (July 2026)	\$200
Jul 24, 2026	\$672	\$672 (August 2026)	\$0
Aug 7, 2026	\$672	\$472 (August 2026)	\$200
Aug 21, 2026	\$672	\$672 (September 2026)	\$0
Sep 4, 2026	\$672	\$472 (September 2026)	\$200
Sep 18, 2026	\$672	\$672 (October 2026)	\$0
Oct 2, 2026	\$672	\$472 (October 2026)	\$200
Oct 16, 2026	\$672	\$672 (November 2026)	\$0
Oct 30, 2026	\$672	\$472 (November 2026)	\$200
Nov 13, 2026	\$672	\$672 (December 2026)	\$0
Nov 27, 2026	\$672	\$472 (December 2026)	\$200
Dec 11, 2026	\$672	\$672 (January 2027)	\$0
Dec 25, 2026	\$672	\$472 (January 2027)	\$200
Jan 8, 2027	\$672	\$672 (February 2027)	\$0
Jan 22, 2027	\$672	\$472 (February 2027)	\$200
Feb 5, 2027	\$672	\$672 (March 2027)	\$0
Feb 19, 2027	\$672	\$472 (March 2027)	\$200
Mar 5, 2027	\$672	\$672 (April 2027)	\$0
Mar 19, 2027	\$672	\$472 (April 2027)	\$200
Apr 2, 2027	\$672	\$672 (May 2027)	\$0
Apr 16, 2027	\$672	\$472 (May 2027)	\$200
Apr 30, 2027	\$672	\$672 (June 2027)	\$0
May 14, 2027	\$672	\$472 (June 2027)	\$200
May 28, 2027	\$672	\$672 (July 2027)	\$0
Jun 11, 2027	\$672	\$472 (July 2027)	\$200
Jun 25, 2027	\$672	\$672 (August 2027)	\$0
Jul 9, 2027	\$672	\$570 (August 2027)	\$102