



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

File Number: LTB-L-021129-26

In the matter of: 05, 196 EXBURY RD
NORTH YORK ON M3M 1R8

Between: 1212763 Ontario Ltd. Landlord

and

Venesha Vassell Tenant

1212763 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Venesha Vassell (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 25, 2026

The Landlord's Representative Sharon Harris and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice regarding this application.

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) The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
- 2) The rent arrears owing to May 31, 2026 are \$7,230.60.
- 3) 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 \$7,416.60. 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 22, 2026	\$3,708.30
July 22, 2026	\$3,708.30

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period June 1, 2026 to July 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 29, 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.