



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-106960-25-RV

In the matter of: 12, 46 GORE ST E
PERTH ON K7H1H7

Between: Magnolia Second Inc.

JUN 12, 2026

Landlord

And

Kimberly Thomas

Tenant

Review Order

Magnolia Second Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberly Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-106960-25 issued on March 13, 2026.

On March 31, 2026, the Landlord requested a review of the order.

On April 2, 2026 interim order LTB-L-106960-25-RV-IN was issued, staying the order issued on March 13, 2026.

This review request was heard by videoconference on June 4, 2026.

The Landlord's representative Marie Connolly, the Tenant and the Tenant's representative Linda Tranter attended the hearing. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The request to review order LTB-L-106960-25 issued on March 13, 2026 is granted. The order is cancelled and replaced with this order.
2. The Tenant shall pay to the Landlord \$6,245.25 for arrears of rent and costs owing to June 30, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - (i) Between July 20, 2026 and May 20, 2027, the Tenant will make payments towards the arrears in the amount of \$520.00 each month. These arrears payments will be made on or before the 20th day of each month. This means that the Tenant will make payments of \$520.00 per month for 11 consecutive months, commencing July 20, 2026; and,

- (ii) The final payment will be in the amount of \$525.25 and will be paid on or before June 20, 2027.
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 July 1, 2026 to June 1, 2027, 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 and costs to be paid by the Tenant to the Landlord pursuant to paragraph 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 June 30, 2026.

June 12, 2026

Date Issued

Peter Nicholson

Member, 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.