



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

File Number: LTB-L-024818-26

In the matter of: b, 523 SUNNYDALE PL
WATERLOO ON N2L4S9

Between: Sunnydale Holdings Ltd Landlord

And

Elysia Grant Tenant

Sunnydale Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Elysia Grant (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 28, 2026.

The Landlord Agent Peter Gamer and the Tenant Elysia Grant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,921.25. It is due on the 1st day of each month.
3. The Landlord and Tenant agree to amend the current tenancy such that it continues under the same terms and conditions, however the amendment changes the rental to Unit F, located at 525 Sunnydale Place, effective June 1, 2026, and for a lower amount of monthly rent.
4. The rent arrears owing to May 31, 2026 are \$18,373.75.
5. The Landlord agrees to waive \$7,777.50 from the arrears.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Tenant has made a payment of \$5,000.00 on May 28, 2026.
8. Accordingly, the total amount the Tenant owes the Landlord is \$5,782.25.

It is ordered on consent that:

1. The application is amended to correct the spelling of the Tenant's first name to Elysia.
2. The Tenant shall pay to the Landlord \$5,782.25 for arrears of rent up to May 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) **\$800.00** on or before the **1st day** of each month starting **August 1, 2026**, through to and including **November 1, 2026**;
 - b) **\$500.00** on or before the **20th day** of each month starting **August 20, 2026**, through to and including **November 20, 2026**, and;
 - c) A final payment of **\$582.25** on or before **December 1, 2026**.
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 **December 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 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 **May 31, 2026**.

June 11, 2026
Date Issued

Sarah Harriman
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.