



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033801-26

In the matter of: Main Floor, 138 VICTORIA ST S
KITCHENER ON N2G 2B5

Between: 1936026 Ontario Inc Landlord

And

Jennifer Nichole BELTMAN Tenant

1936026 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Nichole BELTMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties engaged in settlement discussions during the online negotiation stage of the application. The Landlord attended and was represented by Kim Brock. The Tenant also participated and was supported by Chris Watkins. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement via zoom mediation and requested an Order on Consent.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The current lawful monthly rent is \$2 133.89;
- b. On or before Friday, June 12, 2026, the Landlord will have installed a deadbolt lock on the front door of the rental unit.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$5 906.61, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing July 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing July 15, 2026, the Tenant shall pay \$1 000.00 on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before December 15, 2026 and will be in the amount of \$906.61.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board 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 15, 2026
Date Issued

Susan Parsons

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.