



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025698-26

In the matter of: 583 BRICKELL RD
NEWMARKET ON L3X1Y4

Between: Housing York Inc. Landlord

And

Melissa Lowenberg Tenant

Housing York Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Lowenberg (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026. The landlord's agent Suzanne Martinez and the Tenant Melissa Lowenberg attended the hearing.

The Landlord also claimed charges related to NSF cheques.

The parties participated in mediation and consented to the following order.

Agreed Facts:

1. The lawful rent is \$142.00. It is due on the 1st day of month.
2. The rent arrears owing to June 30, 2026, are \$2,650.00.
3. NSF charges accrued to June 30, 2026, are \$325.00.
4. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,161.00 which represents arrears of rent (\$2,650.00), NSF charges (\$325.00), plus the application filing fee (\$186.00) for the period ending June 30, 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
June 20, 2026	\$250.00
July 20, 2026	\$250.00
August 20, 2026	\$250.00

September 20, 2026	\$250.00
October 20, 2026	\$250.00
November 20, 2026	\$250.00
December 20, 2026	\$250.00
January 20, 2027	\$250.00
February 20, 2027	\$250.00
March 20, 2027	\$250.00
April 20, 2027	\$250.00
May 20, 2027	\$250.00
June 20, 2027	\$161.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026, and continuing each month until June 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 18, 2026
Date Issued

 Renesha Bridgewater
 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.

