



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

File Number: LTB-L-025751-26

In the matter of: 102, 39 CROSBY AVE
RICHMOND HILL ON L4C0B1

Between: Prophetic Non-Profit Homes (Richmond Hill) Inc. Landlord

And

Susan O'Brien Tenant

Prophetic Non-Profit Homes (Richmond Hill) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Susan O'Brien (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, Mehran Bagheri, the Tenant, Susan O'Brien, and the Tenant's legal representative, Steven Li attended the hearing.

At the hearing, the parties engaged in mediation and consented to the following order.

Agreed Facts:

1. The lawful monthly rent is \$362.00. It is due on the 1st day of each month.
2. After the application was filed the Tenant paid the Landlord all of the rent owing for the period up to June 30, 2026.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord shall serve all notices regarding this tenancy to the tenant physically at her rental unit, as well as by email to the Tenant and her authorized agent (tenant's daughter).
5. The email address for the Tenant's authorized agent is athelma.needham@gmail.com
6. If the Tenant's authorized agent changes, the Tenant shall provide the Landlord with written notice of this change and provide new contact information to the landlord.
7. Notices regarding this tenancy will be deemed served once the notice has been sent by email to the Tenant's authorized agent.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$186.00 filing fee on or before August 2, 2026.
2. If the Tenant fails to make the payment in accordance with paragraph 1 above, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

June 15, 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.