



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

File Number: LTB-L-027914-26

In the matter of: 301, 568 BIRCHMOUNT RD
Toronto ON M1K1P6

Between: Villa Otthon Landlord

And

Jerrilynn Harper Tenant

Villa Otthon (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Jerrilynn Harper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 9, 2026. Nicole Ruby, Licenced Paralegal, represented the Landlord. The Tenant was present and self-represented. Bo Pedersen, an occupant of the unit, was also present.

Prior to the start of the hearing, and through private discussion, the parties agreed to resolve the application and requested the LTB to issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,195.50. This amount represents arrears of rent up to June 30, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
July 21, 2026	\$266.00
August 21, 2026	\$266.00
September 21, 2026	\$266.00
October 21, 2026	\$266.00

November 21, 2026	\$266.00
December 21, 2026	\$266.00
January 21, 2027	\$266.00
February 21, 2027	\$266.00
March 21, 2027	\$266.00
April 21, 2027	\$266.00
May 21, 2027	\$266.00
June 21, 2027	\$269.50

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including June 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 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 16, 2026
Date Issued

 Joanne Lolato
 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.