



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-044219-26

In the matter of: 214, 405 COMMISSIONERS RD W
LONDON ON N6J4G3

Between: Boardwalk General Partnership Landlord

And

Melanie Barber Tenant

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Barber (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. (N8/L2).

This application was resolved with the assistance of DRO Franklyn, the parties participated in online dispute resolution and have resolved the L2 on consent.

The Landlords representative Ms. Patino Pineda and the Tenant participated in the dispute resolution process.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Effective July 1, 2026, and for a period of 12 consecutive months thereafter, on or before the first day of each month the Tenant will pay the full lawful rent.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application, in 12 monthly installments on the first day of each consecutive month and together with the lawful rent, the Tenant will pay an additional \$15.50 per month representing filing fees commencing on July 1, 2026.
5. In the event of default in any monthly payments as shown in paragraph 4 above, if the Tenant does not pay the Landlord the full amount owing, the Tenant will start to owe interest. This will be simple interest calculated from the day after default at 4.00% annually on the balance outstanding.

June 12, 2026

Date Issued

Suzy Franklyn

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.