



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

File Number: LTB-L-016163-26

In the matter of: 7, 1376 ELSMERE AVE
WINDSOR ON N8X4G8

Between: 2412319 Landlord

And

Micheal Smith Tenant

2412319 (the 'Landlord') applied for an order to terminate the tenancy and evict Micheal Smith (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 18, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Agent, Kulbir Singh Sadhra, the Landlord Support, Jagjot Sadhra and the Tenant, Micheal Smith, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The application is amended to reflect the Tenant's name as 'Micheal Smith'
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is due on the 1st day of each month.
4. The Tenant has paid \$1,850.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$4,037.06.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$4,223.60.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,223.60. This amount includes rent arrears owing up to June 30, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenant will pay the Landlord:
 - \$400.00 a month on or before the 17th day of each month, beginning July 17, 2026, up to and including April 17, 2027; and
 - \$223.60 on or before May 17, 2027;
3. The Tenant shall also pay to the Landlord the new rent in full by the 1st day of each month for the period July 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any 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 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 23, 2026
Date Issued

Rachael Kukoyi
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.