



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-039885-26

In the matter of: 4542 GUILDWOOD WAY
MISSISSAUGA ON L5R4H7

Between: DANIELS GATEWAY RENTAL COMMUNITIES Landlord

And

JODHI ALLEYNE Tenant
RHONA ALLEYNE

DANIELS GATEWAY RENTAL COMMUNITIES (the 'Landlord') applied for an order to terminate the tenancy and evict JODHI ALLEYNE and RHONA ALLEYNE (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 22, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Nicole Ruby, and the Tenant Jodhi Alleyne were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The rent arrears owing to June 30, 2026, are \$3,073.55.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

L1 Application

1. The Tenant shall pay the Landlord \$3,259.55 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$815.00 on or before the 21st day of each month for a period of 3-months, commencing July 21, 2026, up to and including September 21, 2026; and,
 - \$814.55 on or before October 21, 2026, to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 01, 2026, to October 01, 2026, 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.

L2 Application

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 01, 2026, up to and including, June 01, 2027.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 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.

June 24, 2026
Date Issued

Adam Rogers
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.