



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027526-26

In the matter of: 66, 806 SHELBORNE ST
LONDON ON N5Z5A5

Between: London Polonia Towers Inc. c/o M.F. Arnsby Landlord
Property Management Ltd.

And

Michelle Charles Tenant

London Polonia Towers Inc. c/o M.F. Arnsby Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Charles (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2026.

The Landlord's Representative, Kundai Govereh, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,165.01 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$500.00 by July 20, 2026;
 - ii) \$500.00 by August 20, 2026;
 - iii) \$500.00 by September 20, 2026;
 - iv) \$500.00 by October 20, 2026; and
 - v) \$165.01 by November 20, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period July 1, 2026 to November 1, 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.

June 24, 2026
Date Issued

Janice Campbell
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.