



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

File Number: LTB-L-033368-26

In the matter of: B7, 6147 PROSPECT ST
NIAGARA FALLS ON L2G1G9

Between: NIAGARA FALLS NON-PROFIT HOUSING Landlord
C/O SHABRI PROPERTIES LIMITED

And

MICHELLE METZ Tenant

NIAGARA FALLS NON-PROFIT HOUSING C/O SHABRI PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE METZ (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, Joseph Tonnos, 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 \$740.00 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) \$580.00 by June 23, 2026;
 - ii) \$40.00 by July 1, 2026;
 - iii) \$40.00 by August 1, 2026;
 - iv) \$40.00 by September 1, 2026; and
 - v) \$40.00 by October 1, 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 October 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 25, 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.