



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035714-26

In the matter of: LOWER 2 LEVELS, 283 CENTRE STREET NORTH
BRAMPTON ON L6V2R3

Between: CONNIE PEDROZA Landlord

and

YVONNE SIMMS Tenant

CONNIE PEDROZA (the 'Landlord') applied for an order to terminate the tenancy and evict YVONNE SIMMS (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 29, 2026. Instead, the Landlord and the Tenant engaged in private settlement discussions and then participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$6,821.04 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:
 - 15 equal monthly payments of \$447.37 to be paid on or before the 15th day of each month, beginning July 2026 up to and including September 2027
 - A final payment of \$110.49 paid on or before October 15, 2027
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 from July 2026 to October 2027, 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 30, 2026
Date Issued

Lindsay Phomin
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.