



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

File Number: LTB-L-031027-25

In the matter of: 204, 33 KING ST
YORK ON M9N3R7

Between: MPCT DIF DAM Residence at Weston LP

Landlord

And

Renita Blake

Tenant

MPCT DIF DAM Residence at Weston LP (the 'Landlord') applied for an order to terminate the tenancy and evict Renita Blake (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was in queue to be scheduled via video conference. The parties requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Natasha Mizzi, and the Tenant's Representative, Grayson Alabiso-Cahill, participated in the presentation of the consent details on December 17, 2025.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$18,018.04 for arrears of rent up to December 31, 2025, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A. \$7,000.00 on or before January 1, 2026; and
 - B. \$918.17 on or before the 15th day of each month for a period of 12 months, commencing February 15, 2026, to January 15, 2027, 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 January 1, 2026, to January 1, 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 December 31, 2025.

January 15, 2026
Date Issued

Sumathi Dhanapal
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.