



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

File Number: LTB-L-084127-25

In the matter of: 219 DANZIG ST
Toronto ON M1E2L5

Between: Toronto Community Housing Corp Landlord

And

Roxanne Fountain Tenants
Justice Fountain

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanne Fountain and Justice Fountain (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 16, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Agent, Dale Maingot, and the Tenant representing all Tenants, Roxanne Fountain, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,274.00**. This amount represents \$6,088.00 for arrears of rent up to December 30, 2025, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
December 31,2025	\$274.00
January 22,2026	\$500.00
February 22,2026	\$500.00
March 22,2026	\$500.00
April 22,2026	\$500.00
May 22,2026	\$500.00
June 22,2026	\$500.00

July 22,2026	\$500.00
August 22,2026	\$500.00
September 22,2026	\$500.00
October 22,2026	\$500.00
November 22,2026	\$500.00
December 22,2026	\$500.00

3. The Tenants 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 December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 30, 2025.

January 8, 2026
Date Issued

Kevin Kordahi
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.