



Order under Section 69 Residential Tenancies Act, 2006

Citation: KILLAM APARTMENT REIT v LANGFORD, 2026 ONLTB 638

Date: 2026-01-08

File Number: LTB-L-080198-25

In the matter of: 803, 3610 DIXIE RD
MISSISSAUGA ON L4Y0H3

Between: KILLAM APARTMENT REIT **JAN 8, 2026** Landlord

And

CORISSA LANGFORD Tenants
EPHRAIM LAFRENIER

KILLAM APARTMENT REIT (the 'Landlord') applied for an order to terminate the tenancy and evict CORISSA LANGFORD and EPHRAIM LAFRENIER (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 17, 2025.

The Landlord's legal representative, J. Paine, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,398.51 for arrears of rent, as well as costs, up to December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Commencing January 2026, and continuing each month, up to and including August 2026, \$400.00 on or before the 27th day of each of those months, respectively,
 - (b) The balance of \$198.51 on or before September 27, 2026.
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 commencing January 2026, up to and including September 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 31, 2025.

January 8, 2026
Date Issued

Nancy Morris
Member, 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.