



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-064410-25-RV

In the matter of: 601, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 1815212 Ontario Inc. Landlord

And

Natasha Johnston Tenant

Review Order

1815212 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Johnston (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-064410-25 issued on October 24, 2025. Only the Landlord's representative attended the original hearing on October 20, 2025.

On December 12, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 12, 2025, interim order LTB-L-064410-25-RV-IN was issued, staying the order issued on October 24, 2025 and barring the Landlord from re-renting the unit to anyone else until otherwise ordered.

This review was heard by videoconference on December 18, 2025.

The Landlord's representative, Anome Mehrabian, the Tenant and the Tenant's representative, Kevin Laforest, attended the hearing.

At the hearing, the Landlord consented to the Tenant's request to review order LTB-L-064410-25 issued on October 24, 2025. As such, the Tenant's request to review order LTB-L-064410-25 issued on October 24, 2025 will be granted.

The parties agreed that order LTB-L-064410-25 issued on October 24, 2025 would be cancelled and replaced with the consent order below.

It is ordered on consent that:

1. The request to review order LTB-L-064410-25 issued on October 24, 2025 is granted.

2. Order LTB-L-064410-25 issued on October 24, 2025 is cancelled and replaced with the following consent order.
3. The Tenant shall pay to the Landlord \$13,672.00 for:
 - a) 13,336.00 for arrears of rent up to December 31, 2025 and costs; and
 - b) \$336.00 for Sheriff fees.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
On or before December 31, 2025	\$5,000.00
On or before the 20th day of each month, commencing January 20, 2026, up to and including May 20, 2027	\$481.78
On or before June 20, 2027	\$481.74

5. 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 June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 to pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 9, 2026
Date Issued

Karen Gonçalves
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.