



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

File Number: LTB-L-084565-25

In the matter of: 120 EMPRINGHAM DR
Toronto ON M1B4A4

Between: Toronto Community Housing Corp Landlord

And

Petula Laylor Tenants
Eboni Gayle
Kemar Gayle

Toronto Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Petula Laylor, Eboni Gayle and Kemar Gayle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Dale Maingot, attended. The Tenants, Eboni Gayle and Petula Laylor, were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,950.50. This amount represents \$5,764.50 for arrears of rent up to December 31, 2025, and the \$186.00 application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$800.00 on or before December 15, 2025,
 - \$750.50 on or before December 18, 2025,
 - \$800.00 on or before the 22nd day of each month commencing January 22, 2026, and for the next 5 months up to and including May 22, 2026; and
 - \$400.00 on or before June 22, 2026, for the balance of arrears owing.

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 2026 to June 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 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 Tenants breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 7, 2026
Date Issued

Eno Ubia
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.