



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

File Number: LTB-L-087057-25

In the matter of: 604, 4075 OLD DUNDAS ST
YORK ON M6S2R7

Between: Granview Property Management Landlord

And

Leslie Ann Abat Tenant
Lovely Abat

Granview Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Leslie Ann Abat and Lovely Abat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved through Online Dispute Resolution on December 22, 2025.

Tony Tam appeared as agent for the Landlord. Leslie Ann Abat appeared on behalf of both Tenants and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,580.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,288.00 on or before December 26, 2025.
 - b) \$1,287.00 on or before January 9, 2026.
 - c) \$2,005.00 on or before January 23, 2026.
3. 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 January 31, 2026.

January 8, 2026
Date Issued

Andrew Rowell
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.