



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098307-25

In the matter of: 11, 39 GLEN RD
CAMBRIDGE ON N1R4L4

Between: Glen Manor Townhomes Landlord

And

Kerrin Anne Franklin Tenant
Gordon Thomas Kingston

Glen Manor Townhomes (the 'Landlord') applied for an order to terminate the tenancy and evict Kerrin Anne Franklin and Gordon Thomas Kingston (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on December 23, 2025. The following parties participated in the mediation: The Landlord's Agent, Jaspreet Kaur, and the Tenant, Kerrin Anne Franklin, representing all Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the landlord the lawful monthly rent on time and in full on or before the 1st day of each month for the period January 1, 2026, to December 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before January 14, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 15, 2026 at 4.00% annually on the balance outstanding.

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.