



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083707-25

In the matter of: 35, 678 UPPER QUEEN ST
LONDON ON N6C5L2

Between: Edward Ferris Holdings Inc Landlord

And

ADRIAN FRANCIS Tenant

Edward Ferris Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict ADRIAN FRANCIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 5, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Sara Ginman, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$1354.13 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6845.25 which represents arrears of rent up to January 31, 2026 and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$2450.00	On or before January 10, 2026
\$879.00	On or before the 15th day of each month for 4 months from <u>February 15, 2026 to May 15, 2026</u>
\$879.25	On or before June 15, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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

Monica Dairo
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.