



**Amended Order under Section 69
Residential Tenancies Act, 2006 and
Section 21.1 Statutory Powers Procedures Act**

File Number: LTB-L-074981-25-**AM**

In the matter of: 2622, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS Property Management Services Inc Landlord

And

Steven Brown Tenant

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 26, 2025.

The Landlord's Representative, Geoff Paine, and the Tenant, Steven Brown, attended the hearing.

The parties before the LTB consented to the following order:

Pursuant to a request filed by the Landlord on December 23, 2025, this order is clerically amended to correct a typographical error in the date range for on-time payments. The changed number is highlighted for easy reference.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,818.76 for arrears of rent up to November 30, 2025 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before November 28, 2025	\$3,410.00
On or before December 15, 2025	\$1,200.00
On or before January 15, 2026	\$1,200.00
On or before February 15, 2026	\$1,008.76

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 December 2025 to February 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 November 30,2025.

December 8, 2025

Date Issued

January 7, 2026

Date Issued

Dawn Carr

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.