



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

File Number: LTB-L-091422-25

In the matter of: 503, 45 TRUELLE ST
SCARBOROUGH ON M1J1Z6

Between: 2501572 Ontario Inc Landlord

And

Christopher Maton Tenants
Kristin Lynn Burton

2501572 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Maton and Kristin Lynn Burton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord's Representative, James Moak, and the Tenant, Kristin Lynn Burton, on behalf of both Tenants.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$13,436.16** which represents the arrears of rent (\$12,650.16) plus (\$600.00) in NSF fees and costs (\$186.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 9, 2026	\$1,000.00
January 23, 2026	\$500.00
February 6, 2026	\$500.00
February 20, 2026	\$500.00
March 6, 2026	\$500.00
March 20, 2026	\$500.00
April 3, 2026	\$500.00

April 17, 2026	\$500.00
May 1, 2026	\$500.00
May 15, 2026	\$500.00
May 29, 2026	\$500.00
June 12, 2026	\$500.00
June 26, 2026	\$500.00
July 10, 2026	\$500.00
July 24, 2026	\$500.00
August 7, 2026	\$500.00
August 21, 2026	\$500.00
September 4, 2026	\$500.00
September 18, 2026	\$500.00
October 2, 2026	\$500.00
October 16, 2026	\$500.00
October 30, 2026	\$500.00
November 13, 2026	\$500.00
November 27, 2026	\$500.00
December 11, 2026	\$500.00
December 25, 2026	\$436.16

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1st day of each month, for the period **February 1, 2026**, to **December 1, 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 paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of 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 **January 31, 2026**.

January 12, 2026
Date Issued

 Ryan Gacnik
 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.