



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

File Number: LTB-L-087369-25

In the matter of: 6-236, 47 Generation Blvd.
Scarborough, ON M1B 2K6

Between: Morguard NAR Canada Limited Partnership Landlord

And

Kirk Berry Tenants
Christa Oakley

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Kirk Berry and Christa Oakley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 6, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Natalia Abiniakine, was present at the hearing. The Tenant, Christa Oakley, was present on behalf of both Tenants. The Tenant spoke to Tenant Duty Counsel prior to the hearing.

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

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,428.43 which includes:
 - a) \$ 1,242.43 for arrears owing up to January 31, 2026; and
 - b) \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,428.43 on or before January 16, 2026.
3. If the Tenants fail to make the payment 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 9, 2026
Date Issued

Michelle Forrester
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.