



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084534-25

In the matter of: 505, 138 PEARS AVE
TORONTO ON M5R3K6

Between: St. Clare's Housing Landlord

And

Gerald Jones Tenant

St. Clare's Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Gerald Jones (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Sana Hayat, Landlord's Agent, Ted Yoon, the Tenant and the Tenant's Caseworkers, Sawalem Kassa and Maurice Adongo were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

The total rent arrears and costs to January 31, 2026, are, \$2,272.00.

The lawful rent in January 2026 is \$1,608.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,272.00. This amount represents \$2,086.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$678.00 on or before January 8, 2026.
 - \$100.00 per month starting on February 1, 2026 to April 1, 2027.
 - \$94.00 on or before May 1, 2027.

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 May 1, 2027, 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 13, 2026
Date Issued

Maryam Cooper
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.