



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082482-25

In the matter of: 509, 1225 York Mills Rd
Toronto ON M3A0A6

Between: One225 York Mills Apartments Limited Landlord

And

Erica Edgecombe Tenant

One225 York Mills Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Erica Edgecombe (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 6, 2026.

The Landlord's representative Faith McGregor, Tenant's representative Stefan Juzkiw and the Tenant attended the hearing.

The parties agree:

1. To remove Grace Lyons from the being a party in the application as they are a guarantor in this tenancy.
2. The application filing fee was paid on December 11, 2025.
3. This order resolves all issues between the Landlord and Tenant in this application.

On consent of the parties, it is ordered that:

4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay the lawful monthly rent for January 2026, on or before January 21, 2026.
6. The Tenant shall pay the lawful monthly rent for February 2026, on or before February 5, 2026.
7. Commencing March 1, 2026, and continuing until February 1, 2027, the Tenant shall pay to the Landlord their lawful monthly rent, in full and on time, on or before the first day of each month.

8. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, and 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
9. The Tenant has paid the application filing fee of \$186.00.

January 12, 2026

Date Issued

Reshad Nazeer

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.