



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091151-25

In the matter of: 1503, 320 TWEEDSMUIR AVE
TORONTO ON M5P2Y3

Between: Morguard Corporation Landlord

And

Avery Leibowitz Tenant

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Avery Leibowitz (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.

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Natalia Abiniakine, and the Tenant participated in the mediation.

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

It is agreed by the parties that:

- A. If the rent is late according to the terms of the consent order, the Landlord will wait for at least **5 days after the date the rent is due** before filing an application under section 78 of the *Residential Tenancies Act, 2006* (the 'Act').

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay rent for the months of:
 - February, March, and April 2026, **on or before February, 2, 2026;**
 - May, June and July 2026 **on or before May 1, 2026;**
 - August, September, and October 2026 **on or before August 3, 2026;**

- November and December 2026, and January 2027 **on or before November 2, 2026.**
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of 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.

January 12, 2026
Date Issued

Monica Dairo
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.