



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088834-25

In the matter of: Unit 2D, 2039 Eglinton Avenue West
Toronto ON M6E2K4

Between: ACCR (94-2) CORPORATION Landlord

And

Gena Jeremiah Tenant

ACCR (94-2) CORPORATION (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Gena Jeremiah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Tenant also raised section 82 issues.

The application was scheduled to be heard on January 5, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Dillanique Knight.

The Landlord's agent Gary Posner and Tenant Gena Jeremiah were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application including the Tenants section 82 issues and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Preliminary Issue:

1. At the outset of the application the parties requested that the application be amended to reflect the proper address as Unit 2D, 2039 Eglinton Avenue West, Toronto ON M6E2K4

Agreed Facts

1. The Tenant owes the Landlord \$4,075.00 for arrears of rent to January 31, 2026 and the cost of filing the application.
2. The landlord shall compensate the Tenant \$975.00 to settle the s82 issues. It shall be credited to the arrears.

It is ordered on consent that:

1. The application is amended to reflect the proper address of the rental unit as Unit 2D, 2039 Eglinton Avenue West, Toronto ON M6E2K4.

2. The Tenant shall pay to the Landlord \$3,100.00 for arrears of rent to January 31, 2026, and the application filing fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$100.00 on or before the 1st of each month starting February 1, 2026, until the arrears are paid in full
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from February 1, 2026, until the arrears are paid in full.
5. The Landlord shall send someone to the unit on or before January 19, 2026
6. 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 2 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

Dillanique Knight
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.