



January 15, 2026

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

File Number: LTB-L-089637-25

In the matter of: 2409, 100 GRAYDON HALL DR
NORTH YORK ON M3A3A9

Between: GH CAPITAL CORPORATION Landlord

And

Jamel Marcelle Tenant
Janey Clarence

GH CAPITAL CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Jamel Marcelle and Janey Clarence (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 22, 2025.

The Landlords Agent Loic Rahier and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1480.03 for arrears of rent up to December 31, 2025, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 7, 2026	\$200.00
February 7, 2026	\$200.00
March 7, 2026	\$200.00
April 7, 2026	\$200.00

May 7, 2026	\$200.00
June 7, 2026	\$200.00
July 7, 2026	\$208.03

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 01, 2026, to July 01, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to

January 15, 2026
Date Issued

Jennifer Buckminster

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.