



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-044296-25

In the matter of: 505, 520 KINGSTON RD
TORONTO ON M4L3W8

Between: Toronto Community Housing Corporation Landlord

And

Julius Pecson Former Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order requiring Julius Pecson (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Toronto Community Housing Corporation (the 'Landlord') applied for an order requiring Julius Pecson (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 7, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Jessica Fletcher.

Also in attendance were the Landlord's witnesses, Jamie McMurray, Bashir Rahmani and Graeme McIntosh.

The parties before the Board consented to the following order:

Agreed Fact:

1. The parties agree the total rent arrears and costs for damage to the rental unit owed by the Former Tenant to the Landlord is \$55,885.29. The Former Tenant agrees to pay this amount in full to the Landlord.
2. Since the Board monetary jurisdiction is capped at \$50,000.00 the Landlord agrees to proceed and waives the claim for the amount in excess.

On consent, it is ordered that:

1. The Former Tenant shall pay to the Landlord \$50,186.00, which represents rent arrears and costs for damage to the rental unit as well as the application filing fee, in installments of \$300.00 on the last day of each month commencing January 31, 2026 until the amount is paid in full.
2. If the Former 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 Former Tenant to the Landlord shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

January 14, 2026

Date Issued

Sonia Anwar-Ali

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.