



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

File Number: LTB-L-087803-25

In the matter of: 11, 2641 KEELE ST
NORTH YORK ON M6L2P2

Between: 526056 Ontario Limited Landlord

And

Ian Mark Pecson Tenant

526056 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Mark Pecson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on January 8, 2026. The Landlord's representative Bryan Rubin and the Tenant, who goes by Mark Pecson participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The lawful rent is due on the 15th day of the month.

On consent of the parties, it is ordered that:

1. The total arrears owing to the Landlord up to January 14, 2026, including the application filing fee of \$186.00, are \$9,063.53.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$257.50 on or before January 31, 2026 (arrears and filing fee).
 - b) \$257.50 on or before February 15, 2026 (arrears).
 - c) \$2,000.00 on or before February 28, 2026 (arrears).
 - d) \$257.50 on or before March 15, 2026 (arrears).
 - e) \$6,291.03 on or before March 31, 2026 (arrears).

3. While the arrears are outstanding, the Tenant shall pay their lawful monthly rent in full as follows:
 - a) The rent that was due on January 15th, 2026, is to be paid on or before January 31, 2026.
 - b) Starting February 15, 2026, the Tenant shall pay the lawful monthly rent that becomes due while the arrears are outstanding no later than the 15th day of the month for which the rent is due.
4. 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 1 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 14, 2026.

January 13, 2026
Date Issued

Isabelle Bouvier
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.