



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086732-25

In the matter of: 007, 1515 WILSON AVE
NORTH YORK ON M3M1H1

Between: Wilson Kennedy Holdings Inc Landlord

And

Ray Smith Tenant

Wilson Kennedy Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ray Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on January 13, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Daniel Moak, The Tenant Ray Smith were present. The Tenant didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$8,494.88, which represents the arrears of rent and cost of the application fee outstanding for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the 20th day of each month starting January 20, 2026 and February 20th, 2026; and

- b) \$800.00 on or before the 20th day of each month starting March 20, 2026, through to and including November 20th, 2026; and
 - c) a final payment of \$294.88 on or before December 20, 2026.
3. The Tenant shall also pay the Landlord the lawful rent in full and on time, on or before the first day of each corresponding month for the months of February 2026 to December 2026, or until there are no arrears owing, whichever comes first.
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 31, 2026.

January 19, 2026
Date Issued

Monique Browne
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.