



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089482-25

In the matter of: 109, 510 DAWES RD
EAST YORK ON M4B2G4

Between: 510 Dawes Apartments Inc. Landlord

And

Richard Augustine Tenant

510 Dawes Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Augustine (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 13, 2026. The following parties participated in the mediation: The Landlord's representative, Natasha Mizzi and the Tenant, Richard Augustine.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay February's rent in the amount of **\$1247.82** on or before **January 30, 2026**.
2. The Tenant shall pay to the Landlord **\$5925.10** for arrears of rent up to **January 31, 2026** and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - **\$1247.82 on or before February 6, 2026**
 - **\$800.00 on or before February 20, 2026**
 - **\$800.00 on or before March 13, 2026**
 - **\$700.00 on or before March 27, 2026**
 - **\$700.00 on or before April 17, 2026**
 - **\$800.00 on or before May 15, 2026**
 - **\$877.28 on or before June 19, 2026**
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 **March 1, 2026** to **June 1, 2026**, or until the arrears are paid in full, whichever date is earliest.

5. 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 *Residential Tenancies Act, 2006* 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 26, 2026

Date Issued

Rolland Roopchand

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.