



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084799-25

In the matter of: 609, 2339 DUFFERIN ST
YORK ON M6E 4Z5

Between: WOODGREEN COMMUNITY SERVICE Landlord

And

Martin Bourke Tenant

WOODGREEN COMMUNITY SERVICE (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Martin Bourke (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026 on VC line 115. The Landlord's Agent Vanessa Omalade Omojola attended. The Tenant's Legal Representative Ja'Leeah Pierre attended with the Tenant. Drew Dyce and Zeinab Osman also attended with the Tenant as Tenant Supports.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including January 31, 2026 as of today's date of January 14, 2026 is \$6,955.76 which includes the application filing fee of \$186.00 and an NSF charge of \$100.00.
2. The Tenant shall pay the total sum of arrears of \$6,955.76 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before February 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 8 months (9 months total including the start date) up to and including October 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay lawful monthly rent on time and in full.
 - b) On or before February 1, 2026 the amount of \$2,307.34 towards the arrears.
 - c) On or before March 1, 2026 the amount of \$2,607.34 towards the arrears.

- d) On or before April 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including September 1, 2026 the amount of \$300.00 per month towards the arrears.
 - e) On or before October 1, 2026 the remaining outstanding balance of arrears in the amount of \$241.08.
3. If the Tenant fails to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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* ('RTA'), 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 become owing after January 31, 2026.

January 23, 2026
Date Issued

Chris Jackson
Hearing 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.