



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

**File Number:** LTB-L-097953-25

**In the matter of:** 2405, 275 MAIN ST  
TORONTO ON M4C4X4

**Between:** Victoria Wood (Main Square) Inc. Landlord

**And**

Stephen Dobson Tenant

Victoria Wood (Main Square) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Dobson (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 14, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Faith McGregor, and the Tenant, Stephen Dobson, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

**The Parties Agreed That:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is due on the 1st day of each month.
3. The Tenant paid the Landlord \$186.00 for the cost of filing the application on November 30, 2025.

**It is ordered on consent that:**

1. The Tenant shall pay the Landlord the full monthly rent due on or before the first day of the month for the period of February 1, 2026, to January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**January 20, 2026**

**Date Issued**

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Rachael Kukoyi

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.