



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093243-25

In the matter of: 204, 1908 GERRARD ST E
TORONTO ON M4L2C1

Between: Neighbours Community Homes Landlord

And

Robert Nightingale Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Nightingale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,101.25** for arrears of rent and costs up to 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. **Effective March 1, 2026, all of the payments listed herein are calculated inclusive of the current monthly lawful rents);**
 - b. On or before, February 20, 2026, the Tenant will pay \$1,600.00 representing arrears, (this will be funded via ODSP, HSF funding);
 - c. February 1, 2026, the Tenant will pay \$130.00 representing arrears together with the lawful rent for February 2026;
 - d. March 2, 2026, the Tenant will pay \$712.00 representing arrears;
 - e. April 3, 2026, the Tenant will pay \$712.00 representing arrears;
 - f. May 4, 2026, the Tenant will pay \$712.00 representing arrears;
 - g. June 5, 2026, the Tenant will pay \$712.00 representing arrears;
 - h. July 6, 2026, the Tenant will pay \$712.00 representing arrears;
 - i. August 7, 2026, the Tenant will pay \$712.00 representing arrears;
 - j. September 8, 2026, the Tenant will pay \$712.00 representing arrears;
 - k. October 9, 2026, the Tenant will pay \$712.00 representing arrears;
 - l. November 10, 2026, the Tenant will pay \$712.00 representing arrears;

- m. December 11, 2026, the Tenant will pay \$712.00 representing arrears;
- n. March 2, 2026, the Tenant will pay \$712.00 representing arrears;
- o. January 2, 2027, the Tenant will pay \$712.00 representing arrears;
- p. February 13, 2027, the Tenant will pay \$712.00 representing arrears;
- q. March 1, 2027, the Tenant will pay \$712.00 representing arrears;
- r. April 1, 2027, the Tenant will pay \$712.00 representing arrears;
- s. May 1, 2027, the Tenant will pay \$712.00 representing arrears;
- t. June 1, 2027, the Tenant will pay \$712.00 representing arrears;
- u. July 1, 2027, the Tenant will pay \$712.00 representing arrears;
- v. August 1, 2027, the Tenant will pay \$712.00 representing arrears;
- w. September 1, 2027, the Tenant will pay \$613.25 representing balance of arrears and filing fees.

3. 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 paragraphs 1 and/or 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 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 23, 2026

Date Issued

Suzy Franklyn

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.

