



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100341-25

In the matter of: 809, 601 FINCH AVE W
NORTH YORK ON M2R1N9

Between: Elm Place Inc. – 601 Finch Ave.

Landlord

And

Allan Tolo

Tenant

Elm Place Inc. – 601 Finch Ave. (the 'Landlord') applied for an order to terminate the tenancy and evict Allan Tolo (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

The Landlord's Representative, Sara Ginman, the Tenant, Allan Tolo and the Tenant Support, Gwyneth Tolo attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the monthly rent on or before the first day of every month for a period of 12 months commencing 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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Tanya Speedie
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.