



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

File Number: LTB-L-095584-25

In the matter of: 1108, 5 SOUDAN AVE
TORONTO ON M4S 1V5

Between: Diversity Developments Incorporated Landlord

And

JOSHLIN LEE STUMPF Tenant

Diversity Developments Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict JOSHLIN LEE STUMPF (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on January 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Dan Schofield, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Tenant vacated the rental unit on December 10, 2025.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$15 596.82, representing the rent arrears up to and including December 31, 2025 plus the \$186.00 application filing fee minus the last month's rent deposit of \$3 100.00 minus interest owing on the last month's rent deposit in the amount of \$89.18.

2. The Tenant shall pay the amount owing, as per paragraph 1 above, as follows:
 - a. Commencing February 5, 2026, the Tenant shall pay \$649.87 on or before the fifth (5th) day of each and every month up to and including July 5, 2026;
 - b. Commencing August 5, 2026, the Tenant shall pay \$969.80 on or before the fifth (5th) day of each and every month until the amount owing is paid in full.
3. If there is a breach in any payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

January 27, 2026
Date Issued

Susan Parsons
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.