



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085685-25

In the matter of: 1103, 22 JOHN ST
YORK ON M9N0B1

Between: MPCT DIF DAM West22 Inc.

Landlord

And

Falon Grant

Tenant

MPCT DIF DAM West22 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Falon Grant (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent made through the Online Dispute Resolution process. The parties requested the assistance of a Hearings Officer to write an order on consent by uploading a joint submission.

By videoconference on December 23, 2025, the parties met with a Hearings Officer. The Landlord's legal representative, Natasha Mizzi and the Tenant attended the meeting.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,256.64. It is due on the 1st day of each month.
2. The arrears of rent owing to December 31, 2025, inclusive of the application filing fee of \$186.00 are \$5,212.84.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,212.84, which represents the arrears of rent owing to December 31, 2025 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$1,743.36, on or before January 15, 2026;
 - b. Payments of \$450.00 on or before the 15th day of each month starting February 15, 2026, and continuing each month until August 15, 2026; and
 - c. A final payment of \$319.48 on or before September 15, 2026.

3. The Tenant shall also pay to the Landlord the lawful monthly rent for January 2026 in the sum of \$1,256.64, on or before January 15, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026, and continuing each month until September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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* (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 28, 2026
Date Issued

Britney Sooknanan
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.