



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

File Number: LTB-L-104598-25

In the matter of: 607, 2663 LAKE SHORE BLVD W
ETOBICOKE ON M8V1G7

Between: Royal York Shores (2663) Inc. Landlord

And

Julie Black Tenant

Royal York Shores (2663) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Black (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on January 27, 2026. Paralegal, Allistair Trent, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General information:

L2 Application – Persistent Late Payment of Rent

1. The Tenant has persistently failed to pay the rent on the date it was due.
2. The current monthly rent is \$1,140.62 due on the 1st day of each month. The rent account is up to date for the period ending January 31, 2026. The Landlord waived the filing costs of \$186.00.
3. Pursuant to section 78 of the Act, the parties agree the Tenant will pay the Landlord the monthly rent on or before the 1st of each month from February 1, 2026 to January 31, 2027 (12 months).

On consent, it is ordered that:

1. The Tenant shall pay the Landlord the current monthly rent from February 1, 2026 to January 31, 2027 (12 months).
2. If the Tenant fails to comply with the conditions set out in 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.

February 12, 2026

Date Issued

Shawn Hayman

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.