



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

File Number: LTB-L-093879-25

In the matter of: 1519, 103 WEST LODGE AVE
TORONTO ON M6K2T7

Between: Hazelview Property Services Inc Landlord

And

Johnathan MacSpurren Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan MacSpurren (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Peter Lopez and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to January 31, 2026, are \$12,182.24.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$12,368.24 for arrears of rent up to January 31, 2026, and costs.
2. The lawful rent for the period of February 2026, in the amount of \$1,908.24, shall be added to the total of arrears when it becomes due and payable on February 01, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 and the lawful rent for February 2026 in accordance with the following schedule:

DATE	REASON FOR PAYMENT	PAYMENT AMOUNT
February 15, 2026	February 2026 Rent	\$700.00
March 15, 2026	February 2026 Rent	\$700.00

DATE	REASON FOR PAYMENT	PAYMENT AMOUNT
April 15, 2026	Remainder of February 2026 Rent & Arrears	\$700.00 (\$508.24 Rent & \$191.76 Arrears)
May 15, 2026	Arrears	\$700.00
June 15, 2026	Arrears	\$700.00
July 15, 2026	Arrears	\$700.00
August 15, 2026	Arrears	\$700.00
September 15, 2026	Arrears	\$700.00
October 15, 2026	Arrears	\$700.00
November 15, 2026	Arrears	\$700.00
December 15, 2026	Arrears	\$700.00
January 15, 2027	Arrears	\$700.00
February 15, 2027	Arrears	\$700.00
March 15, 2027	Arrears	\$700.00
April 15, 2027	Arrears	\$700.00
May 15, 2027	Arrears	\$700.00
June 15, 2027	Arrears	\$700.00
July 15, 2027	Arrears	\$700.00
August 15, 2027	Arrears	\$700.00
September 15, 2027	Arrears	\$700.00
October 15, 2027	Arrears	\$276.48

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 01, 2026, to October 01, 2027, 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 of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 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 30, 2026
Date Issued

Adam Rogers
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.