



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

File Number: LTB-L-095364-25

In the matter of: 206, 290 Can-Amera Pky.
Cambridge, ON N1R 0A3

Between: 1621882 Ontario Inc. Landlord

And

Gary Porter Tenant

1621882 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Porter (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 26, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, Vik Multani, and the Tenant, Gary Porter, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,967.49, which includes:
 - \$4,781.49 for arrears owing up to January 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - 1) \$881.60 on or before January 26, 2026.
 - 2) \$1,030.00 on or before February 13, 2026.
 - 3) \$1,030.00 on or before March 13, 2026.
 - 4) \$1,000.00 on or before April 10, 2026.
 - 5) \$1,025.89 on or before April 24, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full for the duration of the repayment period, or until the arrears are paid in full, whichever occurs first.

4. 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.

February 4, 2026
Date Issued

Christine Leitch
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.