



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097566-25

In the matter of: Room# 206, 19 MARMORA ST
LONDON ON N5Z1Z4

Between: 2211238 Ontario Inc Landlord

And

James Paul Tenant

2211238 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict James Paul (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's Agent, Jessica Sukhiani and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,661.04 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$194.21 due on or before the 20th of each month starting from February 20, 2026, to January 20, 2028.
 - Lawful monthly rent to be paid on or before the 20th of each month from February 20, 2026, to January 20, 2028.
3. 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

Sheena Brar
Member, 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.