



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

File Number: LTB-L-093178-25

In the matter of: 107B, 4201 KINGSTON RD
SCARBOROUGH ON M1E 5B3

Between: Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. Landlord

And

Marci Studor Tenants
Manito Boucher

Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marci Studor and Manito Boucher (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 26, 2026. The Landlord's Representative, paralegal, Carri Aylwin, and the Tenants, Nariman Mikdad and Manito Boucher, advised that the parties had reached an agreement. The Tenants did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties have agreed that Manito Boucher will be added to the application as a Tenant.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$1,743.00. It is due on the 1st day of each month.

5. The Tenants have paid \$4,370.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$9,284.00
7. The Landlord incurred costs of \$186.00 for filing the application and there is also an NSF fee of \$27.00. The Landlord is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$9,497.00 which represents arrears of rent (\$9,284.00) plus the application filing fee (\$186.00) and the NSF fee (\$27.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,187.12 on or before February 5, 2026
 - \$1,187.12 on or before March 5, 2026
 - \$1,187.12 on or before April 2, 2026
 - \$1,187.12 on or before April 7, 2026
 - \$1,187.12 on or before June 4, 2026
 - \$1,187.12 on or before July 2, 2026
 - \$1,187.12 on or before August 6, 2026

The final payment of \$1,187.16 to be paid on or before September 3, 2026.

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on January 1, 2026, and September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 2026
Date Issued

Pauline Brewster
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.