



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

File Number: LTB-L-094765-25

In the matter of: 8, 70 FIFTEENTH ST
ETOBICOKE ON M8V3J6

Between: FIFTEENTH APARTMENTS LTD.

Landlord

And

Erika Yearwood

Tenant

FIFTEENTH APARTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Yearwood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 27, 2026.

The Landlord's Representative Heather Butt 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 \$3,786.80 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:

February 5, 2026	\$1900.00
February 15, 2026	\$250.00
March 15, 2026	\$250.00
April 15, 2026	\$250.00
May 15, 2026	\$250.00
June 15, 2026	\$250.00
July 15, 2026	\$250.00

August 15, 2026 \$386.80

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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

Brenda Mercer

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.