



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

File Number: LTB-L-091208-25

In the matter of: E, 102 BERGAMOT AVE
Toronto ON M9W 1W7

Between: Golden Elms Limited

February 5, 2026

Landlord

And

Christopher Grant
Sharmaine Farquharson

Tenant

Golden Elms Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Grant and Sharmaine Farquharson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on February 4, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Samuel Korman, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Tenants vacated the rental unit on December 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$4 833.92 representing the rent arrears up to and including December 31, 2025 plus the \$186.00 application filing fee minus \$2 350.85 for the last month's rent deposit and minus \$53.78 for interest owing on the last month's rent deposit.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, as follows:
 - a. Commencing February 28, 2026, the Tenants shall pay \$400.00 on or before the twenty-eighth (28th) day of each and every month up to and including December 28, 2026.

- b. The final payment shall occur on or before January 28, 2027 and will be in the amount of \$433.92.
3. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

February 5, 2026

Date Issued

Susan Parsons

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.