



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

File Number: LTB-L-099117-25

In the matter of: 307, 230 LAKE PROMENADE
ETOBICOKE ON M8W1B1

Between: Lake Promenade Apartments Limited Landlord

And

Marvin Joseph Morris Tenants
Natassia Sade Parson

Lake Promenade Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Marvin Joseph Morris and Natassia Sade Parson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 3, 2026.

The Landlord's Representative, Howard Levenson, and the Tenant, Natassia Sade Parson, attended the hearing.

The parties agreed to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$5,891.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) March 1, 2026 - \$1,991.00 for March rent
 - b) March 1, 2026 - \$3,009.00 towards arrears of rent
 - c) March 20, 2026 - \$1,441.00 towards arrears of rent
 - d) April 1, 2026 - \$1,991.00 for April rent
 - e) April 17, 2026 - \$1,441.00 towards the balance of arrears of rent
3. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy

and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026
Date Issued

Colette Myers
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.

