



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100739-25

In the matter of: 1012, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: DEVONSHIRE PROPERTIES INC.

Landlord

And

VIVIENE HENRY

Tenant

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict VIVIENE HENRY (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 2, 2026.

The Landlords representative Ms. Dickie and the Tenant attended the hearing.

Agreed Facts:

1. The parties did discuss at the hearing pre authorized payments.
2. The parties discussed at the hearing regular office hours.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Effective March 1, 2026, and for 24 consecutive months thereafter, the Tenant will pay the full lawful rent, on or before the first day of each consecutive month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, on or before, March 6, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 7, 2026 at 4.00% annually on the balance outstanding.

February 4, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

February 9, 2026

Re issuance Date

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.