



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

**File Number:** LTB-L-096275-25

**In the matter of:** 1209, 1244 DONALD ST  
GLOUCESTER ON K1J8V6

**Between:** Enterprise Reit Operating LP Landlord

**And**

Brianna Empey Tenant

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Brianna Empey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 3, 2026. The Landlord's legal representatives, Emily Barbati and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The lawful monthly rent is \$1,900.46. It is due on the 1<sup>st</sup> day of each month.

**On consent it is ordered that:**

1. The Tenant shall pay to the Landlord \$2,472.49 which represents arrears of rent (\$2,286.49) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due  | Amount of Payment |
|-------------------|-------------------|
| February 20, 2026 | \$150.00          |
| March 20, 2026    | \$150.00          |

|                    |          |
|--------------------|----------|
| April 20, 2026     | \$150.00 |
| May 20, 2026       | \$150.00 |
| June 20, 2026      | \$150.00 |
| July 20, 2026      | \$150.00 |
| August 20, 2026    | \$150.00 |
| September 20, 2026 | \$150.00 |
| October 20, 2026   | \$150.00 |
| November 20, 2026  | \$150.00 |
| December 20, 2026  | \$150.00 |
| January 20, 2027   | \$150.00 |
| February 20, 2027  | \$150.00 |
| March 20, 2027     | \$150.00 |
| April 20, 2027     | \$150.00 |
| May 20, 2027       | \$150.00 |
| June 20, 2027      | \$72.49  |

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1<sup>st</sup> day of each month, for the period starting March 1, 2026 and continuing each month until June 1, 2027, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

**February 11, 2026**  
**Date Issued**

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 Floredana Ungureanu  
 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.