



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098730-25

In the matter of: 219, 117 WHITBURN CRES
NORTH YORK ON M3M2S7

Between: 117 Whitburn Holding LTD. Landlord

And

Dilon St-Brice Tenant

117 Whitburn Holding LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Dilon St-Brice (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 3, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Alethia Hall, was present accompanied by the Tenant. As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$1,076.23** for arrears of rent up to **February 28, 2026**, and costs.
2. **The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before February 28, 2026.**
3. If the Tenant fails to make this payment in accordance with 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 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 **February 28, 2026**.

February 13, 2026
Date Issued

Felicia Puscalau
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.