



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103060-25

In the matter of: 509, 141 DAVISVILLE AVE
TORONTO ON M4S 1G7

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

ANGALINE FRANCIS Tenant

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict FRANCIS ANGALINE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 4, 2026. Before the start of the hearing, the Landlord's Representative, paralegal, Jason Paine, and the Tenant, Angaline Francis, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,044.87. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$67.23. This amount is calculated as follows: \$2,044.87 x 12 months, divided by 365 days.
4. The Tenant has paid \$2,095.00 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$7,529.35.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,715.35 which represents arrears of rent (\$7,529.35) 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:
 - \$2,044.87 on or before February 12, 2026
 - \$500.00 on or before the 20th day of each month, from February 20, 2026, to November 20, 2026. (10 months)
 - The final payment of \$670.48 to be paid on or before December 20, 2026.
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 March 1, 2026, and December 1, 2026, 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 13, 2026
Date Issued

Pauline Brewster
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.