



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-095555-24-RV

In the matter of: 211, 749 LITTLE SIMCOE ST
LONDON ON N5Z1P5

Between: Lift Non Profit Housing Landlord

And

Jerrilee Julien Tenant
Adam Korkola

Lift Non Profit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Jerrilee Julien and Adam Korkola (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-095555-24 issued on April 9, 2025.

On May 2, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On May 14, 2025, interim order LTB-L-095555-24-RV-IN was issued, staying the order issued on April 9, 2025.

Following a hearing on June 17, 2025, the Tenants' request was granted by order LTB-L-095555-24-RV-IN2 issued on June 25, 2025. The application was adjourned for a new hearing to be held at a future date.

This application was heard by videoconference on October 8, 2025, November 19, 2025, and February 5, 2026. The Landlord's Legal Representative, R. Rose, and the Tenant attended the hearing.

At the hearing, the parties agreed:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.

3. The lawful rent is \$169.00. It is due on the 1st day of each month.
4. The Tenant has paid \$6,893.00 to the Landlord since the application was filed.
5. The outstanding amount owing to February 28, 2026, \$2,050.00, inclusive of costs, \$186.00, are \$2,236.00.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,236.00, which represents the arrears of rent and costs outstanding for the period ending February 28, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
For the period commencing March 2026 and continuing to June 2026	\$556.73 on the 1 st day of each consecutive month (costs and arrears)
On or before July 1, 2026	\$9.08 (balance of arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of **March 2026 up to and including July 1, 2026, in full, on or before the first day of each corresponding month.**
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 11, 2026
Date Issued

Jitewa Edu
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.