



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

File Number: LTB-L-099933-25

In the matter of: 810, 25 LASCELLES BLVD
TORONTO ON M4V2C1

Between: O'Shanter Development Company Ltd. Landlord

And

Tom W Ross Tenant

O'Shanter Development Company Ltd. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Tom W Ross (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 10, 2026. Lindsay Goldberg, in-house counsel, represented the Landlord. The Tenant attended and was self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent effective January 1, 2026, is \$1,399.17. It is due on the 1st of each month.
- b. The Landlord's application for an above guideline increase (L5) has been granted by order issued January 20, 2026. The order may increase the amount of the lawful monthly rent and result in monies owing from the Tenant to the Landlord for the increase of rent from the first effective date of the order. However, this L1 order does not reflect any change in rent or any monies owing as a result of the L5 order issued January 20, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,385.61. This amount represents \$7,199.61 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 13, 2026	\$1,200.00
March 25, 2026	\$620.00
April 25, 2026	\$620.00
May 25, 2026	\$620.00
June 25, 2026	\$620.00
July 25, 2026	\$620.00
August 25, 2026	\$620.00
September 25, 2026	\$620.00
October 25, 2026	\$620.00
November 25, 2026	\$620.00
December 25, 2026	\$605.61

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including December 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 17, 2026

Date Issued

Joanne Lolato

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.