



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101109-25

In the matter of: 705, 3170 GOLDEN ORCHARD DR
MISSISSAUGA ON L4Y3G8

Between: 1212765 Ontario Limited Landlord

And

Robert Morris Tenant

1212765 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Morris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 10, 2026.

The Landlord's agent, Selina Wong, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$3,072.21 for rent arrears owed up to February 28, 2026, inclusive of the cost to file the application.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - a) \$1,442.77 by February 10, 2026;
 - b) \$1,442.77 by February 19, 2026; and
 - c) \$186.67 by March 16, 2026.
3. The Tenant shall also pay March 2026 rent in full by March 16, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of 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 apply under 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 pay any new arrears, NSF fees and related charges that became owing after February 28, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

February 13, 2026

Date Issued

Vishal Nanda

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.