



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

File Number: LTB-L-105657-25

In the matter of: B3, 9 Crown Hill Place
Toronto ON M8Y4C5

Between: Orchard Apartments (South Kingsway) Lp Landlord

And

Sean Philip Kane Tenant

Orchard Apartments (South Kingsway) Lp (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Philip Kane (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was to be heard by videoconference on February 4, 2026. The Landlord's representative, Anna Peluso, and the Tenant, Sean Philip Kane attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,955.87. It is due on the 1st day of each month.
3. The Tenant has paid \$4,650.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026 are \$1,617.61.
5. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$1,818.61 for arrears of rent to February 28, 2026 which includes the application filing fee of \$201.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$303.10 on or before the fifteenth (15) day of each month starting March 15, 2026 for a period of six (6) consecutive months until August 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to February 1, 2027.
4. If the Tenant fails to make any one of the payments in accordance with 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, without notice to the Tenant apply to the Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026
Date Issued

John Russett
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.