



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

File Number: LTB-L-102744-25

In the matter of: 3, 892 EGLINTON AVE E
EAST YORK ON M4G2L2

Between: Lynn Laird Apartments Landlord

And

Jean Lirisemond Tenant
Ralph Louideus

Lynn Laird Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Jean Lirisemond and Ralph Louideus (the 'Tenant') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on February 9, 2026. The Landlord was represented by Bryan Rubin and the Tenant, Jean Lirisemond was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

L1 Application – Non-Payment of Rent

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.

- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$2,616.31. The rent is due on the 1st day of each month.
- d. The rent arrears owing by the Tenant up to and including February 28, including the \$186.00 application filing fee are \$2,802.31.

L2 Application – Persistent Late Payment of Rent

- e. The Landlord gave the Tenant an N8 notice of termination, alleging that the Tenant has been persistently late in paying the Tenant's rent.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

- 1. The Tenant shall pay to the Landlord \$2,802.31 for arrears of rent up to February 28, 2026, including the application filing fee.
- 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	\$200.00
March 1, 2026	\$900.00
March 13, 2026	\$1,000.00
April 1, 2026	\$702.31

- 3. 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.

L2 Application – Persistent Late Payment of Rent

- 4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period, of and including March 1, 2026, to February 1, 2028, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 17, 2026
Date Issued

Helen Giannini
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.