



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102115-25

In the matter of: 409, 15 MARTHA EATON WAY
Toronto ON M6M5B5

Between: 6965083 Canada Inc. c/o BentallGreenOak Landlord
(Canada) LP

And

Theresa Modeste Tenant

6965083 Canada Inc. c/o BentallGreenOak (Canada) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Theresa Modeste (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 12, 2026. The Landlord's legal representation Gail Kukor Lang and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,358.56 which represents arrears of rent (\$6,172.56) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$1,500.00 on or before the 15th day of each month starting on March 15, 2026, and continuing each month until May 15, 2026; and
 - a final payment of \$1,858.56 on or before June 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 June 1, 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 18, 2026

Date Issued

Sandra Sabourin

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.