



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

File Number: LTB-L-099453-25

In the matter of: 4105, 561 SHERBOURNE ST
TORONTO ON M4X 0A1

Between: Harrington Housing Inc Landlord

and

Timothy King Tenant

Harrington Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy King (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

The Landlord's representative, Merve Ozdemir, and the Tenant attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenant understood the terms of the consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord the amount of \$3,416.00 which includes the rent arrears through February 28, 2026, and filing fee of \$186.00, in accordance with the following schedule:
 - a. \$500.00 towards arrears of rent on the 20th day of each month, commencing March 20, 2026, up to and including August 20, 2026; and
 - b. \$416.00 on September 20, 2026.
2. 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 September 30, 2026, or until the arrears are paid in full, whichever date is earliest.
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 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 pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 17, 2026
Date Issued

Adeela Alvez
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.