



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

File Number: LTB-L-102561-25

In the matter of: 208, 50 OXTON AVE
TORONTO ON M5P1L9

Between: 2050736 Ontario Inc. Landlord

And

D'Ondra Davis Tenant

2050736 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict D'Ondra Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative Sassan Emam and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,682.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$400.00 per month, on the 15th of every month beginning March 15, 2026 up to (and including) April 15, 2027; and
 - \$82.00 on or before May 15, 2027.
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 2026 to May 2027, 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 17, 2026
Date Issued

Brett Lockwood
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.