



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100044-25

In the matter of: 1507, 500 DAWES RD
Toronto ON M4B 2G1

Between: Havcare Investments Inc Landlord

And

Marie Lila Durette Tenants
Michael Louie Solms

Havcare Investments Inc (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Marie Lila Durette and Michael Louie Solms (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 10, 2026 on VC line 107. The Landlord's Agent Sharon Mayer attended. The Tenants attended and were self-represented.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including February 28, 2026 as of today's date of February 10, 2026 is \$5,289.89 which includes the application filing fee of \$186.00.
2. The Tenants shall pay the total sum of arrears of \$5,289.89 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before March 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 17 months (18 months total including the start date) up to and including August 1, 2027 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before March 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 16 months (17 months total including the start date) up to and including July 15, 2027 the amount of \$300.00 per month towards the arrears.

- c) On or before August 15, 2027 the remaining outstanding balance of arrears in the amount of \$189.89.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that become owing after February 28, 2026.

February 18, 2026
Date Issued

Chris Jackson
Hearing 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.