



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

File Number: LTB-L-001796-26

In the matter of: 215, 25 DEVERILL CRT
MARKHAM ON L6G0C7

Between: East Markham Non-Profit Homes Landlord

And

Tene Carmichael Tenants
Lydia Carmichael

East Markham Non-Profit Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Tene Carmichael And Lydia Carmichael (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remain in the unit after the termination date.

This application was heard by videoconference on February 17, 2026.

The Landlord's Representative, Julia MacDonald, and the Tenant, Tene Carmichael, attended the hearing. The Tenants were represented by Greg Ovoyan, Tenant Duty Counsel for York Region.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. On or before March 20, 2026, the Tenants shall pay the balance of February rent and the rent for March.
2. Commencing April 1, 2026 and continuing until March 1, 2027, the Tenants shall pay their lawful monthly rent in full, on or before the 1st day of the month.
3. On or before March 20, 2026, the Tenants shall also pay the Landlord \$186.00, for the cost of the filing fee.
4. If the Tenants fail to comply with the conditions set out in paragraphs 1 or 2 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 Tenants. 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 Tenants.

5. If the Tenants do not pay the Landlord the full amount owing in paragraph 3 on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding

February 25, 2026

Date Issued

Colette Myers

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.