



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

File Number: LTB-L-094731-25

In the matter of: BSMT, 127 HARRISON DR
NEWMARKET ON L3Y4P5

Between: KATAYON LAVAEI Landlord

And

JENNIFER LYNN ROBERTS Tenant
Jonathan Gaetan ROBERT RODRIQUE

KATAYON LAVAEI (the 'Landlord') applied for an order to terminate the tenancy and evict JENNIFER LYNN ROBERTS and Jonathan Gaetan ROBERT RODRIQUE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord 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 \$10,386.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) A payment in the amount of \$1,000.00 on or before January 23, 2026
 - b) A payment in the amount of \$600.00 on or before February 20, 2026
 - c) Remainder of the outstanding amount (\$8,786.00) will be paid in full on or before March 31, 2026.
3. The Tenant shall also pay the Landlord the new rent for the period of February 2026 – March 2026 as follows, or until the arrears are paid in full, whichever date is earliest:
 - The rent for February 2026 will be paid in full on or before February 6, 2026; and
 - The rent for March 2026 will be paid in full on or before March 6, 2026.

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 January 31, 2026.

March 2, 2026
Date Issued

Samantha Greaves
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.