



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091016-25

In the matter of: 40 STOKES RD
BRAMPTON ON L6Y4V3

Between: Victoria Park Community Homes Landlord

And

Jovonne Cater Tenants
Keone Cater
Parris Diandra Barrett

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Jovonne Cater, Keone Cater and Parris Diandra Barrett (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owes (L1 Application), and;
- The Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants (L2 Application)

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

The Landlord Representative Patrick Langille and the Tenant Jovonne Cater, representing all Tenants, attended the hearing

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

L1 Application

1. As of the hearing date, the Tenants were still in possession of the rental unit.

2. The lawful rent is \$139.00. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$889.56.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owes the Landlord is \$1,075.56.

L2 Application

6. The Landlord has withdrawn the L2 claim seeking payment for unpaid utilities.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,075.56 for arrears of rent up to February 28, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$50.00** on or before the **1st day** of each month starting **April 1, 2026**, through to and including **December 1, 2027**, and;
 - b) A final payment of **\$25.56** on or before **January 1, 2028**.
3. The Tenants 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 **January 1, 2028**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order 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 Act 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 became owing after **February 28, 2026**.

February 25, 2026

Date Issued

Sarah Harriman

Hearings Officer, Landlord and Tenants 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.