



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

**File Number:** LTB-L-104865-25

**In the matter of:** 809, 63 CALLOWHILL DR  
ETOBICOKE ON M9R3L6

**Between:** Dixon Holdings Landlord

**And**

Francisca Brown Tenants  
Joshua Kofi Aheto

Dixon Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Francisca Brown and Joshua Kofi Aheto (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026.

The Landlord's Representative, Charles Berman, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$1,028.00 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:

| <b>Date of Payment</b>      | <b>Payment Amount</b> |
|-----------------------------|-----------------------|
| On or before March 15, 2026 | \$514.00              |
| On or before April 15, 2026 | \$514.00              |

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 April 1, 2026, 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**

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**Sheena Brar**

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.