



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

**File Number:** LTB-L-106248-25

**In the matter of:** 35 ELAINE DR  
LINDSAY ON K9V4X7

**Between:** Hamayun Akbar Landlord

**And**

Michael Flemming Tenant  
Jasmine Flemming  
Chantelle Jordan Jones  
Travis Howe  
Kory Butler

Hamayun Akbar (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Flemming, Jasmine Flemming, Chantelle Jordan Jones, Jeffrey Howe, Travis Howe and Kory Butler (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord, the Landlord's representative Charlene Lewin and the Tenant Jasmine Flemming attended the hearing. The Tenant Jasmine Flemming acknowledged having the authority to speak on behalf of the remaining tenants.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. That the Tenant Jeffrey Howe be removed as a party to this application.
2. The Tenant shall pay to the Landlord \$9,686.00 for arrears of rent up to February 28, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
  - (i) Between March 7, 2026 and November 21, 2026, the Tenant will make payments towards the arrears in the amount of \$250.00 each week. These arrears payments will be made on or before **each Saturday** commencing March 7, 2026. This means that the Tenant will make payments of \$250.00 per month for 38 consecutive weeks, commencing March 7, 2026;

(ii) The final payment will be in the amount of \$186.00 and will be paid on or before November 28, 2026.

4. The Tenant 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 November 30, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 February 28, 2026.

**March 5, 2026**  
**Date Issued**

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Peter Nicholson  
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.