



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

File Number: LTB-L-105919-25

In the matter of: 2, 14 TORBOLTON DR
ETOBICOKE ON M9W3Y2

Between: CHARMANT APARTMENT Landlord

And

NATASHA BOODOO Tenant

CHARMANT APARTMENT (the 'Landlord') applied for an order to terminate the tenancy and evict NATASHA BOODOO (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (N5 notice).
- the Tenant has been persistently late in paying the Tenant's rent. (N8 notice).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 26, 2026. The Landlord's agent Allan Shafman and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. The N5 portion of the Landlord's application is withdrawn. As such, this consent order will only address the claim for persistent late payment of rent (the N8 notice).

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of each month commencing March 2026 through to February 2027.

3. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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 Tenant. 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 Tenant.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Fabio Quattrociochi
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.