



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105116-25

In the matter of: 211, 5 Rutherford Road South
Brampton ON L6W3J3

Between: Victoria Park Management Landlord

And

Joyce Reneitta Gannor Tenant
Howard James

Victoria Park Management (the 'Landlord') applied for an order to terminate the tenancy and evict Joyce Reneitta Gannor and Howard James (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 23, 2026.

The Landlord's agent Cheryl Lebel and the Tenant Howard James 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 \$2,328.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Beginning February 28, 2026, and on the 28th of every month up to (and including) April 28, 2027 the amount of \$150.00; and
 - \$78.00 on or before May 28, 2027.
3. 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 2026 to May 2027, or until the arrears are paid in full, whichever date is earliest.

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 February 28, 2026.

March 4, 2026
Date Issued

Brett Lockwood
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.