



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

File Number: LTB-L-105282-25

In the matter of: 1, 120 DOWLING AVE
TORONTO ON M6K 3A1

Between: Pergos Developments Landlord

And

Gregory Gaboo Tenants
Erin Simmons

Pergos Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Gaboo and Erin Simmons (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 23, 2026. The Landlord, Nick Anagnostopoulos, and the Tenants, Gregory Gaboo and Erin Simmons, attended the hearing. The Tenants did speak with duty counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,481.00. It is due on the 1st day of each month.
4. The Landlord has agreed to reduce the arrears owed by the Tenants by \$2,962.00, the rent for two months.
5. The Landlord has agreed to apply the interest (\$237.91) that has accrued on the last month's rent deposit to the arrears from March 1, 2025, to February 28, 2026.

6. The rent arrears owing to February 28, 2026, are \$5,067.21
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$5,253.21 which represents arrears of rent (\$5,089.42) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$100.00 on or before the 1st day of each month, from March 1, 2026, to June 1, 2030. (52 months)
 - \$53.21 to be paid on or before July 1, 2030.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting March 1, 2026, and continuing each month until July 1, 2030, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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.

March 9, 2026
Date Issued

Pauline Brewster
Hearings Officer, 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.