



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008791-26

In the matter of: 807, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: DEVONSHIRE PROPERTIES INC.

Landlord

And

ARLENE ROBINSON

Tenant

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ARLENE ROBINSON (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The parties reached an agreement and submitted a proposed resolution to the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by shuttle mediation via videoconference on February 27, 2026, with the Tenant Arlene Robinson, and with the Landlord's representative Tanya Dickie by telephone on March 3, 2026.

The parties requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of 24 months starting March 1, 2026, the Tenant shall pay the lawful monthly rent that becomes due no later than the first day of the month for which the rent is due.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 also 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 May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

6. The hearing scheduled for March 10, 2026, is cancelled.

March 9, 2026
Date Issued

Isabelle Bouvier
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.