



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

File Number: LTB-L-107970-25

In the matter of: 918, 3010 LAWRENCE AVE E
SCARBOROUGH ON M1P4Y6

Between: Jack Goodlad Senior Citizen Residences Corp Landlord

And

Donna Smith Tenant

Jack Goodlad Senior Citizen Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Smith (the 'Tenant') because;

- the Tenant did not pay the rent that the Tenant owes; AND
- the Tenant has been persistently late in paying the rent.

This application was heard by videoconference on March 3, 2026. The Landlord's legal representative, Emily Brabati, the Tenant's legal representative, Janet Brakohiapa and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is \$139.00 and is due on the first day of each month.
2. Prior to the hearing the Tenant paid all the rent that was in arrears, including the filing fee and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026.

On consent it is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

2. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting April 1, 2026, through to and including March 1, 2027.
3. If the Tenant fails to make any of the payments noted in paragraph 2 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy and evicting the Tenant.

March 6, 2026
Date Issued

Sonja Hudson

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.