



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

File Number: LTB-L-104489-25

In the matter of: 11 LOTHBURY DRIVE
BRAMTPON ON L7A4G7

Between: EMILY ADACHI Landlord
DAMON ADACHI

And

KAREN SCARLETT Tenant

EMILY ADACHI and DAMON ADACHI (the 'Landlord') applied for an order to terminate the tenancy and evict KAREN SCARLETT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord and the Tenant attended the hearing.

The Tenant's monthly rent is due on the 4th of the month, but the parties agree that the monthly rent will be divided into 2 payments. \$1,700.00 on the 4th of each month, and \$1,700.00 on the 18th of the month.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$18,386.00 for arrears of rent up to March 3, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,500.00 on each and every Friday, beginning February 20, 2026 up to and including May 8, 2026.
 - b) \$386.00 payment will be made on May 15, 2026.
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 4, 2026, to May 4, 2026, 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 March 3, 2026.

March 13, 2026
Date Issued

Samantha Greaves
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.