



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109275-25

In the matter of: 407, 4 HILL HEIGHTS RD
ETOBICOKE ON M8Y1Z1

Between: 4 Hill Heights Residences Corp. Landlord

And

Matthew Williams Tenant

4 Hill Heights Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026.

The Landlord's Legal Representative, L. McMillan, the Landlord's Agent, M. Teich, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. Denise Brown is removed as a party in this application.
2. The Tenant shall pay to the Landlord \$5,077.55 for arrears of rent up to March 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$503.05 on or before March 13, 2026;
 - \$2,101.25 on or before March 20, 2026;
 - \$2,287.25 on or before April 3, 2026;
 - \$186.00 on or before April 10, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for April 1, 2026 no later than April 10, 2026.
5. 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 31, 2026.

March 18, 2026
Date Issued

Lisa Del Vecchio
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.