



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

File Number: LTB-L-107574-25

In the matter of: 704, 45 DRIFTWOOD AVE
NORTH YORK ON M3N2M4

Between: Terrace Woods Landlord

And

Emmanuel Aryee Tenant

Terrace Woods (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Aryee (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 10, 2026.

The Landlord Representative Joey Kay and the Tenant Emmanuel Aryee attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,508.28. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026 are \$8,851.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$9,037.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,037.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount Paid	Payment Due Date	Amount Paid	Payment Due Date
1. \$500.00	March 13, 2026	10. \$500.00	June 19, 2026
2. \$500.00	March 20, 2026	11. \$500.00	June 26, 2026
3. \$500.00	April 10, 2026	12. \$500.00	July 10, 2026
4. \$500.00	April 17, 2026	13. \$500.00	July 17, 2026
5. \$500.00	April 24, 2026	14. \$500.00	July 24, 2026
6. \$500.00	May 8, 2026	15. \$500.00	August 1, 2026
7. \$500.00	May 15, 2026	16. \$500.00	August 14, 2026
8. \$500.00	May 22, 2026	17. \$500.00	August 21, 2026
9. \$500.00	June 12, 2026	18. \$537.00	September 12, 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 **April 1, 2026** to **September 1, 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 31, 2026**.

March 17, 2026
Date Issued

Sarah Harriman
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.