



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

File Number: LTB-L-008904-26

In the matter of: 1703, 3050 PHARMACY AVE
SCARBOROUGH ON M1W2N7

Between: PARK PROPERTY MANAGEMENT INC Landlord

And

Andrew Cole Tenant

PARK PROPERTY MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Cole (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 Landlord's legal representative, Anita Sada and Tenant were present.

This application was scheduled to be heard by videoconference on March 11, 2026. Parties reached consent to resolve this application on February 5, 2026. The parties reached consent and requested an order on consent confirming their agreement. I was satisfied the parties understood the terms and consequence of this order.

It is agreed that:

The Landlord waived \$186.00 for the cost of filing the application at this stage. The Tenant understood that the Landlord will be seeking cost if the Tenant does not comply with the terms of this order.

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. The Tenant shall pay to the Landlord the lawful rent on time and in full for 12 months starting on March 1, 2026, to February 1, 2027.

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.

March 17, 2026

Date Issued

Maryam Cooper

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.