



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107972-25

In the matter of: 202, 2313 ISLINGTON
ETOBICOKE ON M9W3X1

Between: 2736090 ONTARIO INC Landlord

And

MAXINE MONICA DAWSON Tenant

2736090 ONTARIO INC (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict MAXINE MONICA DAWSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 17, 2026. Daniel Moak, licenced paralegal, represented the Landlord. The Tenant attended the hearing and was self-represented.

Through private discussions, the parties came to an agreement to resolve the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Landlord's application is amended to correct the address of the rental unit to **202, 2313 Islington, Etobicoke, M9W 3X1**.
2. The Tenant shall pay to the Landlord \$11,556.00. This amount represents \$11,370.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
March 17, 2026	\$2,200.00
April 20, 2026	\$700.00
May 20, 2026	\$700.00
June 20, 2026	\$700.00

July 20, 2026	\$700.00
August 20, 2026	\$700.00
September 20, 2026	\$700.00
October 20, 2026	\$700.00
November 20, 2026	\$700.00
December 20, 2026	\$700.00
January 20, 2027	\$700.00
February 20, 2027	\$700.00
March 20, 2027	\$700.00
April 20, 2027	\$700.00
May 20, 2027	\$256.00

4. On or before April 10, 2026, the Tenant shall pay to the Landlord the lawful monthly rent for April 2026.
5. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting May 2026 through to and including May 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 2 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 23, 2026
Date Issued

 Joanne Lolato
 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.