



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

File Number: LTB-L-107632-25

In the matter of: 510, 45 TRUELLE ST
SCARBOROUGH ON M1J1Z6

Between: 2501572 ONTARIO INC. Landlord

And

FITZ GERALD CARTER Tenant

2501572 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict FITZ GERALD CARTER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlord's Legal Representative, Anome Mehrabian, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,270.85 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:
 - a) On or before the 20th day of the month, for the period April 20, 2026 to September 20, 2027 (18 months), \$450.00 per month; and
 - b) On or before October 20, 2027, \$170.85.
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 October 1, 2027, or until the arrears are paid in full, whichever date is earliest. The lawful rent as of the hearing day is \$1,274.67 per month.
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 23, 2026
Date Issued

Curtis Smith
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.