



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

**File Number:** LTB-L-107951-25

**In the matter of:** 1203, 2500 KEELE ST  
NORTH YORK ON M6L2N5

**Between:** 2363753 ONTARIO INC Landlord

**And**

BRENDA M KENNEDY Tenant

2363753 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict BRENDA M KENNEDY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on March 16, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, James Moak, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

**It is agreed by the parties that:**

A. The current lawful rent is \$1183.09, and it is due on the 1<sup>st</sup> of the month.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1183.09 which represents arrears of rent up to March 31, 2026 and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| AMOUNT DUE | DUE DATE                                                                                                                      |
|------------|-------------------------------------------------------------------------------------------------------------------------------|
| \$394.36   | On or before the <b>1<sup>st</sup> day</b> of each month for <b>3 months</b> from <b><u>April 1, 2026 to June 1, 2026</u></b> |

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 up to and including June 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 23, 2026**  
**Date Issued**

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Monica Dairo  
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.