



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

File Number: LTB-L-097772-25

In the matter of: 376 ONTARIO ST
TORONTO ON M5A2V7

Between: Circle Community LandTrust Inc. Landlord

And

Robert Millar Tenants
Patrick Strain

Circle Community LandTrust Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Millar and Patrick Strain (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 12, 2026.

The Landlord's agent, Maariyah Iqbal, and one of the Tenants, Patrick Strain, attended the hearing.

At the hearing, the parties consented to the following order.

Agreed facts:

1. Kelly McGowan and Amanda Strain are to be removed as Tenants as they are deceased.

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$12,058.00 for the rent arrears owing up to March 31, 2026, inclusive of the cost of filing the application.
2. The Tenants shall pay the amount in paragraph 1 as follows:
 - a) \$2,987.00 by March 13, 2026; and
 - b) \$9,071.00 by April 9, 2026.
3. The Tenants shall pay April 2026 rent by April 9, 2026, in the amount of \$2,987.00.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the

'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenants.

March 30, 2026
Date Issued

Vishal Nanda

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.