



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

File Number: LTB-L-005559-26

In the matter of: 8311, 224 SPADINA AVE
TORONTO ON M5T0E4

Between: Homes First Society Landlord

And

Derrick Goulding Tenant

Homes First Society (the 'Landlord') applied for an order to terminate the tenancy and evict Derrick Goulding (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 26, 2026. Before the start of the hearing, the Landlord's Agents, Darryl Kinnear, Rachael Badoo and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed fact:

- The current lawful rent is \$582.00. It is due on the 1st day of each month.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$6,152.00**, which represents the arrears of rent (\$5,966.00) and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$200.00 on or before the 1st day of each month starting April 1, 2026, through to and including September 1, 2028; and
 - b) a final payment of \$152.00 on or before October 1, 2028.

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of April 2026 to October 2028, or until there are no arrears owing, whichever comes first.
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 27, 2026
Date Issued

Sarah Visnovec
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.