



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

File Number: LTB-L-002637-26

In the matter of: 208, 47 SPENCER AVE
TORONTO ON M6K2K2

Between: PARKDALE APARTMENT NOMINEE 2 INC. Landlord

And

JEAN-MARC MOKE Tenant

PARKDALE APARTMENT NOMINEE 2 INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JEAN-MARC MOKE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

The Landlord's Representative, Sabrina Marchionne, 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 \$4,884.15 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:
 - The Tenant shall pay the \$1,628.05 towards arrears of rent on or before March 25, 2026.
 - The Tenant shall pay \$1,628.05 towards arrears of rent on or before the 24th day of each month beginning April 24, 2026, up to and including May 24, 2026.
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 of April 1, 2026, to May 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.

April 2, 2026
Date Issued

Joshua Labbe
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.