



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

File Number: LTB-L-004439-26

In the matter of: 404, 290 DIXON RD
ETOBICOKE ON M9R 1R9

Between: 2320 Properties Inc. c/o Eiwo Canadian Management Ltd. Landlord

And

Jermaine Mcpherson Tenants
Jenell Thomas

2320 Properties Inc. c/o Eiwo Canadian Management Ltd. (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Jermaine Mcpherson and Jenell Thomas (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on March 23, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Kundai Govereh attended. The Tenant Jenell Thomas attended and was self-represented. Jermaine Mcpherson the other Tenant in this matter was not in attendance, however Jenell Thomas confirmed that she had authority to reach an agreement on behalf of Jermaine Mcpherson.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including March 31, 2026 as of today's date of March 23, 2026 is \$2,840.81 which includes the application filing fee of \$186.00 and NSF charges of \$40.00.
2. The Tenants shall pay the total sum of arrears of \$2,840.81 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a. On or before April 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including September 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.

- b. On or before April 20, 2026 and on or before the 20th (twentieth) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including August 20, 2026 the amount of \$500.00 per month towards the arrears.
 - c. On or before September 20, 2026 the remaining outstanding balance of arrears in the amount of \$340.81.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after March 31, 2026.

April 2, 2026
Date Issued

Chris Jackson
Hearing 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.