



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

File Number: LTB-L-005330-26

In the matter of: 1008, 2500 KEELE ST
NORTH YORK ON M6L2N5

Between: 2363753 ONTARIO INC Landlord

And

Albert Jean Roper Hayles Tenant

2363753 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict Albert Jean Roper Hayles (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 25, 2026.

The Landlord's Legal Representative James Moak and the Tenant attended the hearing.

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

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6986.00 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:

Date of Payment	Payment Amount
April 16, 2026 – April 16, 2027	\$500.00 or before the 16 th of each month
May 16, 2027	\$486.00

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, to May 1, 2027 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 10, 2026
Date Issued

Reid Jackson

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.