



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015227-26

In the matter of: 111A, 4201 KINGSTON RD
SCARBOROUGH ON M1E5B3

Between: GABRIEL DUMONT NON-PROFIT HOMES Landlord
(METRO TORONTO) INC.

And

JASON PORTER Tenant
KIMBERLY JONES

GABRIEL DUMONT NON-PROFIT HOMES (METRO TORONTO) INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JASON PORTER and KIMBERLY JONES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on April, 1, 2026.

The Landlords representative Mr. Bhatnagar and the Tenant attended the hearing

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,743.56 if the payment is made on or before May 31, 2026. (arrears of \$1,031.50 plus May 2026, lawful rent).
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 31, 2026.**
4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,743.56. This amount includes rent arrears owing up to the May 31, 2026, and the cost of filing the application.

5. The Tenant shall also pay the Landlord compensation of \$59.93 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.

April 2, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 31, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

