



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

File Number: LTB-L-004526-26

In the matter of: 812, 433 JARVIS ST
TORONTO ON M4Y 2G9

Between: 668308 ONTARIO LIMITED Landlord

and

ALLAN PATRICK RUNIGHAN Tenants
LANA DRMBIC
SHELLY ANN RUNIGHAN

668308 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ALLAN PATRICK RUNIGHAN, LANA DRMBIC and SHELLY ANN RUNIGHAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 30, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Heather Butt, the Landlord's Agent Justin Perkell, and the Tenants Allan Patrick Runighan and Lana Drmbic, who had authorization to consent on behalf of the other Tenant, participated in the mediation. The Tenants Allan Patrick Runighan and Lana Drmbic received legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The rent increased to \$1,910.26 on January 1, 2026. It is due on the 1st day of each month.
- 2) The Tenants have paid \$3,820.52 to the Landlord since the application was filed.
- 3) The rent arrears owing to March 31, 2026 are \$2,323.69.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlord received a cheque for \$955.13 from the Tenants that has not yet cleared. This cheque will be applied to the rent for April 2026. The Tenants intend to pay the other half of the April 2026 rent in the amount of \$955.13 tomorrow, March 31, 2026.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$2,509.69. This amount includes rent arrears and costs owing up to March 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 15, 2026	\$200.00
May 15, 2026	\$200.00
June 15, 2026	\$200.00
July 15, 2026	\$200.00
August 15, 2026	\$200.00
September 15, 2026	\$200.00
October 15, 2026	\$200.00
November 15, 2026	\$200.00
December 15, 2026	\$200.00
January 15, 2027	\$200.00
February 15, 2027	\$200.00
March 15, 2027	\$200.00
April 15, 2027	\$109.69

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period April 1, 2026 to April 1, 2027, or until the arrears have been paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order 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 Act 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 became owing after March 31, 2026.

5. This order on consent is in full and final settlement of this application.

April 8, 2026
Date Issued

Denise Hannivan
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.