



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005390-26

In the matter of: 009, 70 PEMBROKE ST
TORONTO ON M5A2N8

Between: Homes First Society Landlord

And

Debi Facey Tenant

Homes First Society (the 'Landlord') applied for an order to terminate the tenancy and evict Debi Facey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on March 31, 2026, by video conference. The Landlord's Agents, Rachael Badoo and Sharon Hinks, attended, accompanied by the Tenant.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application.

After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

The parties agreed to the following:

- 1. The parties agree that the Tenant's rent is determined based on a rent-geared-to-income (RGI) model, which adjusts according to the Tenant's income level. As such, the amount of rent owed by the Tenant may change periodically, depending on fluctuations in the Tenant's income. Both parties acknowledge and accept that the rent amount owed is subject to review and adjustment as per the applicable guidelines and calculations for RGI housing.*

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$1,423.00** 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:

AMOUNT DUE	DUE DATE
\$50.00	1 st day of each month for 28 months from April 2026 to July 2028
\$23.00	On or before August 1, 2028

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 starting **April 1, 2026, to August 1, 2028**, 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

 Felicia Puscalau
 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.