



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

File Number: LTB-L-007688-26

In the matter of: 115, 220 LAKE PROMENADE
ETOBICOKE ON M8W1A9

Between: Lake Promenade Apartments Limited Landlord

And

Ishmael Charles-Franklin Tenants
Ryan Clarke

Lake Promenade Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ishmael Charles-Franklin and Ryan Clarke (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 2, 2026.

The Landlord's Legal Representative, Howard Levenson, and the Tenant, Ishmael Charles-Franklin, attended the hearing.

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.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,180.45** for arrears of rent up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$3,700.00 on or before April 8, 2026;
 - b) \$400.00 on or before May 23, 2026;
 - c) \$400.00 on or before June 23, 2026;
 - d) \$400.00 on or before July 23, 2026;
 - e) \$400.00 on or before August 23, 2026;
 - f) \$400.00 on or before September 23, 2026;
 - g) \$400.00 on or before October 23, 2026; and

- h) \$80.45 on or before November 23, 2026.
3. The Tenants shall also pay to the Landlord new rent in full on or before the first (1st) day of each month for the period commencing May 1, 2026 to November 1, 2026, or until all the arrears are paid, whichever comes first.
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 and costs 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 *Residential Tenancies Act, 2006* 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 April 30, 2026.

April 9, 2026
Date Issued

Fotoula Hatzantonis
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.