



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

File Number: LTB-L-005005-26

In the matter of: 1902, 2085 ISLINGTON AVE
ETOBICOKE ON M9P3R1

Between: Westwood Management International Landlord

And

Jeremy Miller Tenant

Westwood Management International (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026 at 09:00 am.

The Landlord Representative Nicole Ruby and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,771.54 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:
 - a. On or before April 3, 2026, April 2026 rent plus \$777.15;
 - b. Commencing May 1, 2026 and on or before the 1st day of each month until November 1, 2026 -\$777.15; and
 - c. On or before December 1, 2026 - \$777.14.
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 May 2026 to December 2026, 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 8, 2026
Date Issued

Kelly Delaney
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.