



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

File Number: LTB-L-013671-26

In the matter of: 111, 3969 KINGSTON RD
SCARBOROUGH ON M1J3H8

Between: Sinck Holdings Inc Landlord

And

Ashley Gonyea Tenant

Sinck Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Gonyea (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved with the assistance of DRO Franklyn. .

The Landlords representative Mr. Rubin and the Tenant participated in dispute resolution and have resolved the L2 application on consent of the parties.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Effective May 1, 2026, and for a period of 24 consecutive months thereafter, the Tennat will pay the full lawful rent on or before the first day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 10, 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.