



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

File Number: LTB-L-007955-26

In the matter of: 204, 91 JAMESON AVE
TORONTO ON M6K2W9

Between: Parkdale Apartment Nominee 2 Inc Landlord

And

Kevaune Dunbar Tenant

Parkdale Apartment Nominee 2 Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kevaune Dunbar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 9, 2026.

The Landlord's legal representative Emily Barbaty 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 \$7,006.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$700.00 on or before April 10, 2026;
 - \$600.00 on or before May 15, 2026;
 - \$5,000.00 on or before June 15, 2026; and
 - \$706.00 on or before July 15, 2026.
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 to July 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 April 30, 2026.

April 10, 2026
Date Issued

Brett Lockwood
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.