



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-103606-25-RV

In the matter of: 205, 49 WILLOW ST
BOLTON ON L7E1H2

Between: WILLOW STREET HOLDING CORP. Landlord

And

ALTON DOUGLAS Tenant

Review Order

WILLOW STREET HOLDING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict ALTON DOUGLAS (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 by order LTB-L-103606-25 issued on February 4, 2026.

On February 20, 2026, the Tenant requested a review of the order.

The review was scheduled for a merits hearing, via video conference, on April 9, 2026, and was mediated by Michelle Forrester, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant, the Tenant's Legal Representative, Kimberley Teel, and the Landlord's Legal Representative, Angie Gravelle were present.

The parties agreed to resolve the issues in the Landlord's application and the Tenant's review and requested the LTB to issue a Consent Order confirming their agreement.

Agreed facts:

1. On or before May 1, 2026, the Tenant shall provide the Landlord with twelve (12) post dated cheques each dated on the first day of the month, covering rent payable for the period commencing May 1, 2026 and ending April 1, 2027, inclusive. Such cheques shall be provided to the Landlord's office at 151 Esna Park Dr., Unit 11, Markham ON L3R 3B1.

On consent of the parties, it is ordered that:

1. The request to review Order LTB-L-103606-25 is granted.
2. Order LTB-L-103606-25 issued on February 4, 2026, is cancelled and replaced with the following terms.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) For a period of twelve consecutive months, starting on May 1, 2026 up to and including April 1, 2027, the Tenant shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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 15, 2026
Date Issued

Michelle Forrester
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.

