



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007887-26

In the matter of: 412, 217 MORNINGSIDE AVE
SCARBOROUGH ON M1E3E4

Between: Amaz Property Management Landlord

And

Scott Lee Tenant

Amaz Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Lee (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on April 2, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Emily Barbati, and the Tenant, Scott Lee, the Tenant's support person, Yi Huang and the Tenant's representative, Kevin Laforest, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$2,196.77**, which represents the arrears of rent (\$2,010.77) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,600.00 on or before April 7, 2026; and
 - b) a final payment of \$596.77 on or before May 31, 2026.

3. 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**.

L2 Application – Persistent Late Payment of Rent

4. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period **May 2027 to October 2027**.
5. If the Tenant fails to make any of the payments in paragraph 4 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

April 16, 2026
Date Issued

Sarah Visnovec
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.