



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

File Number: LTB-L-010239-26

In the matter of: 104, 3050 Yorkville Street
London ON N6P0J3

Between: 731675 Ontario Limited Landlord

And

Reuben Greenhous Tenant

731675 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Reuben Greenhous (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on April 13, 2026. Paralegal, Jennifer Grant, attended on behalf of the Landlord. The Tenant attended, after speaking to Duty Counsel. The parties made a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and condition.

General Information:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The current rent is \$2,403.06. It is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026 are \$4,680.24. The monthly rent of May 2026 is \$2,403.06.
4. The Landlord is entitled to \$75.00 to reimburse the Landlord for NSF charges.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owe the Landlord is \$7,344.30 for the period ending May 31, 2026 [\$4,680.24 + May 2026 rent \$2,403.06 (Arrears) + \$186.00 (Application costs) + \$75.00 (NSF costs).

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,083.30 for arrears of rent up to May 31, 2026 and \$186.00 application costs plus \$75.00 NSF charges, totalling \$7,344.30.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$7,344.30) in accordance with the following schedule:
 - . \$1,700.00 minimum on or before May 1, 2026
 - . \$703.06 minimum on or before May 20, 2026
 - . \$500.00 minimum on or before the 20th of each month from July 20, 2026 to March 20, 2027 (9 months) and
 - . \$441.24 on or before April 30, 2027.
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 June 1, 2026 to April 30, 2027, 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 May 1, 2027.

May 1, 2026
Date Issued

Shawn Hayman
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.