



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

File Number: LTB-L-011627-26

In the matter of: 1287 KING ST N
ST JACOBS ON N0B2N0

Between: Kim Menary Landlord

And

Aaron Philippi Tenant

Kim Menary (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Philippi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

The Landlord's Representative, Brittany Colley, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,216.00 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:

Date Payment Due	Amount of Payment
On or before May 15, 2026	\$1,024.00
On or before June 15, 2026	\$1,024.00
On or before July 15, 2026	\$1,024.00
On or before August 15, 2026	\$1,024.00
On or before September 15, 2026	\$1,024.00
On or before October 15, 2026	\$1,024.00

On or before November 15, 2026	\$1,024.00
On or before December 15, 2026	\$1,024.00
On or before January 15, 2027	\$1,024.00

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 1, 2026, to January 1, 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 April 30, 2026.

April 23, 2026
Date Issued

 Joshua Labbe
 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.