



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009067-26

In the matter of: 703, 485 PATRICIA AVE
NORTH YORK ON M2R0A2

Between: Myriad Property Management Inc. Landlord

And

Shmuel Sitbon Tenant

Myriad Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shmuel Sitbon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 16, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Sabrina Marchionne, the Landlord's Agent, Tara Bertman, 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 and I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$664.83**. This amount represents \$478.83 towards arrears of rent up to April 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
May 15, 2026	\$150.00
June 15, 2026	\$150.00
July 15, 2026	\$150.00
August 15, 2026	\$150.00
September 15, 2026	\$64.83

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 September 1, 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 23, 2026
Date Issued

Maryam Cooper
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.