



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

**File Number:** LTB-L-011141-26-AM

**In the matter of:** B2, 295 JARVIS ST  
TORONTO ON M5B2C2

**Between:** 295 Jarvis LP Landlord

**And**

Paul Kavanagh Tenant

295 Jarvis LP (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Kavanagh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026

The Landlords representative Ms. Kukor Lang and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

**This order has been amended to correct clerical error(s) contained in the document. The amendments have been bolded and underlined for ease of reference.**

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord **\$1,704.56** for arrears of rent and costs up to **April 16, 2026.**
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - (a) April 17, 2026, -\$241.00 payment to arrears;
  - (b) April 24, 2026, -\$241.00 payment to arrears;
  - (c) May 1, 2026, -\$241.00 payment to arrears;
  - (d) May 8, 2026, -\$241.00 payment to arrears;
  - (e) May 15, 2026, -\$241.00 payment to arrears;
  - (f) May 22, 2026, -\$241.00 payment to arrears;
  - (g) May 29, 2026, -final payment, tenant must pay the balance of arrears and filing fees.
3. The Tenant shall also pay to the Landlord new rent (\$245.00) on time and in full as it comes due and on or before, every Friday, commencing April 17, 2026, until the arrears are paid in full.

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 paragraphs 1,2,3, 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 16, 2026.**

**April 15, 2026**

**Date Issued**

---

Suzy Franklyn  
Landlord and Tenant Board

**April 20, 2026**

**Amended Date**

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.