



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

File Number: LTB-L-010079-26

In the matter of: 104, 3125 Lawrence Ave E
Scarborough ON M1H1A2

Between: 3125 Lawrence Avenue East Residences Landlord

And

Marjory Wamara Tenant

3125 Lawrence Avenue East Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Marjory Wamara (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on April 14, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer/Hearings Officer. Forrester, Michelle

The Landlord's Legal Representative, Charlie Bobrowsky, and the Tenant, Marjory Wamara, were present.

As a result of the mediation, 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 understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,272.78 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
April 21, 2026	\$2,280.00
April 29, 202	\$186.00
June 15, 2026	\$806.78

3. The Tenant shall also pay to the Landlord new rent in the amount of \$2,280.00 in full and according to the following schedule for the period May 1, 2026, to June 1, 2026:
 - a) \$1,534.32 on or before May 1, 2026 (Tenant's portion of the rent)
 - b) \$745.68 on or before May 15, 2026 (the City of Toronto's portion of the rent)
 - c) \$1,534.32 on or before May 1, 2026 (Tenant's portion of the rent)
 - d) \$745.68 on or before May 15, 2026 (the City of Toronto's portion of the rent)
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 24, 2026
Date Issued

Michelle Forrester
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.