



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008928-26

In the matter of: 401, 339 THE WEST MALL
ETOBICOKE ON M9C1E2

Between: Travi Inc Landlord

And

Jennifer Frame Tenants
Iyana McIntosh

Travi Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Frame and Iyana McIntosh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 15, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Sabrina Marchionne, and the Tenant, Jennifer Frame, 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 Tenants shall pay to the Landlord **\$4,111.35**. This amount represents \$3,925.35 for arrears of rent up to **April 30, 2026**, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenants shall pay \$685.00 per month towards arrears of rent, in full and on time on or before the 20th day of each month, beginning May 20, 2026, up to and including September 20, 2026.
 - b. The Tenants shall also pay the remaining balance of \$686.35 on or before October 20, 2026.

3. The Tenants shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period of **May 1, 2026, to October 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **April 30, 2026**.

April 23, 2026
Date Issued

Christine Leitch
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.