



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

File Number: LTB-L-011714-26

In the matter of: 100, 2110 KEELE ST
NORTH YORK, ON M6M3Z2

Between: Bombay Court Limited Landlord

And

Hayleigh Michelle Grant Campbell Tenants

Bombay Court Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Hayleigh Michelle Grant Campbell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was heard by videoconference on April 20, 2026.

The Landlord's Representative, Mark Ciobotaru and the Tenant, Hayleigh Michelle Grant Campbell, attended the hearing. The parties agreed that the other named tenant, Felix Mejorada, was a guarantor and was not a proper party to the application. Accordingly they were removed from the application.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4009.24 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 the 15 th of each month from June 15, 2026 to February 15, 2027	\$400.00
On or before March 15, 2027	\$409.24

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 June 2026 to April 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 Tenants' 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 28, 2026
Date Issued

Dawn Carr
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.