



**CONSENT ORDER Utilizing Section 78
Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-001251-26-RV

In the matter of: 106, 625 FINCH AVE W
NORTH YORK ON M2R3W1

Between: H&R Property Management Ltd. Landlord

And

Owen MacGregor Tenant

Review Order

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Owen MacGregor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and has been persistently late in paying his rent.

The hearing of this application was held heard on February 5, 2026.

This application was resolved by order LTB-L-001251-26 issued on February 17, 2026.

On February 20, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 23, 2026, interim order LTB-L-001251-26-RV-IN, was issued, staying the order issued on February 17, 2026.

This application was heard by videoconference on March 30, 2026.

The Landlord's Legal Representative Emily Barbati and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order:

At the review hearing, the parties agreed that:

1. The Tenant did not attend the Landlord's L1 application on February 5, 2026, submitting they did not receive the Notice of Hearing from the Landlord and Tenant Board's (the 'Board') hearing held on February 5, 2026.

2. As a result, I find that the Tenant was not reasonably able to participate in the hearing on February 5, 2026.
3. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-001251-26 issued on February 23, 2026, is granted.

It is ordered on consent that:

1. Order LTB-L-001251-26 issued on February 17, 2026, is cancelled and replaced by the following:
 - a. The Tenant shall pay to the Landlord \$5,842.28 for arrears of rent up to March 31, 2026, and costs.
 - b. 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 The Tenant Must Pay
March 31, 2026	\$1,103.90
30 th day of each month starting April 2026 to January 2027	\$400.00
February 28, 2027	\$400.00
March 30, 2027	\$338.38

- c. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to March 2027, or until the arrears are paid in full, whichever date is earliest.
 - d. 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 date arrears run to.

April 27, 2026
Date Issued

Anthony Bruno
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.