



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012097-26-AM

In the matter of: 168 GENERATION BLVD
SCARBOROUGH ON M1B2V1

Between: Jasel Mars-Linton Landlord

And

Reuben Schwartz Tenant
Natasha Schwartz

This amended order is issued to correct a clerical error in the original order issued on April 23, 2026. The amendments have been **bolded, italicized and underlined for easy reference. The rest of the order remains unchanged.**

Jasel Mars-Linton (the 'Landlord') applied for an order to terminate the tenancy and evict Reuben Schwartz and Natasha Schwartz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on April 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Jasel Mars-Linton, the Landlord support person, Shanice Linton, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant made a payment to the Landlord towards amounting to \$1607.75. This amount has been accounted for in the total amount owing under paragraph 1 of this order.
- B. The current lawful rent is \$2357.50 and it is due on the first of the month.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$9379.25 which represents arrears of rent up to April 30, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1000.00	On or before April <u>30</u> , 2026
\$645.00	On or before the 22nd day of each month for 12 months from <u>May 22, 2026 to April 22, 2027</u>
\$639.25	On or before May 22, 2027

3. The Tenant **shall also pay** to the Landlord new rent on time and in full for the months of May 2026 up to and including November 2026 in the following way:
- \$1178.75 on the 15th of the month;
 - \$1178.75 on the 30th of the month.
4. The Tenant **shall also pay** to the Landlord new rent on time and in full as it comes due and owing on the first of the month for the period December 1, 2026 up to and including May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 23, 2026
Date Issued

Monica Dairo
Hearings Officer, Landlord and Tenant Board

April 30, 2026
Date order Amended

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.