



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

File Number: LTB-L-011335-26

In the matter of: 203, 20 CLARK AVE
THORNHILL ON L3T1S1

Between: SKPM RENTS 21 Landlord

And

DIANA RED
JOSEPH RED Tenants

SKPM RENTS 21 (the 'Landlord') applied for an order to terminate the tenancy and evict DIANA RED and JOSEPH RED (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on April 27, 2026. The Landlord's legal representative Sharon Harris and the Tenant Diana Red attended the hearing. Tenant Diana Red confirmed that she had authorization to act on behalf of Tenant Joseph Red.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,000.00 which represents arrears of rent (\$4,814.00) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenants 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 May 22, 2026	\$2,500.00
On or before June 22, 2026	\$1,500.00
On or before July 22, 2026	\$1,000.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to July 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 29, 2026
Date Issued

Sandra Sabourin
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.