



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014262-26

In the matter of: 2A, 2 THYRA AVE
EAST YORK ON M4C5G5

Between: 444513 ONTARIO LIMITED Landlord

And

STEVIE MARTIN Tenant

444513 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict STEVIE MARTIN (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord, represented by Tiffany Lakin and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. For a period of 12 consecutive months, starting May 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time on or before the first day of each month.
2. The Tenant shall pay to the Landlord the application filing fee on or before May 4, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 4, 2026
Date Issued

Cheryl Lavoie
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.