



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-078087-25

In the matter of: 27, 711 DUNDAS ST W
WHITBY ON L1N2N3

Between: Centurion Property Associates Inc Landlord

And

Joshua Glover Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Glover (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on April 11, 2025 with respect to application LTB-L-094570-24.

A hearing was held by videoconference on April 30, 2026 to consider this application. The Landlord's representative Robert Rose, and the Tenant, attended the hearing.

The parties agree the Tenant owes the Landlord \$4,527.49 in arrears and costs to the end of April 2026.

At the hearing the parties consented to the following order.

It is ordered that:

1. Order LTB-L-094570-24 is cancelled.
2. The Tenant shall pay to the Landlord \$4,527.49 as follows:
 - The Tenant shall pay to the Landlord \$400.00 on or before the 20th day of each consecutive month commencing May 2026 and continuing through March 2027.
 - The Tenant shall pay to the Landlord \$127.49 on or before April 20, 2027.
3. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through April 2027, or until the arrears and costs are paid in full.

4. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 7, 2026

Date Issued

Greg Joy

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.

* Refer to the attached Summary of Calculations Table.

SUMMARY OF CALCULATIONS TABLE**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of arrears owing from previous order	Up to March 31, 2025	\$641.42
New Arrears	From September 1, 2025 to April 30, 2026	\$13,477.48
Less the rent deposit:		-\$1,620.00
Less the interest owing on the rent deposit	January 1, 2024 to April 30, 2026	-\$0.00
Total the Tenant must pay the Landlord:		\$12,498.90