



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

File Number: LTB-L-012684-26

In the matter of: 202, 160 HURON ST
TORONTO ON M5T2B5

Between: Akelius Canada Ltd. Landlord

And

Kelly Harris Tenant

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Harris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Sabrina Marchionne and the Tenant participated in the mediation. The Tenant spoke with Tenant Duty Counsel

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

Agreed Fact:

1. The Landlord agreed for the Tenant to pay May 2026 rent on or before May 20, 2026

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$9,883.04, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$170.19 on or before May 20th, 2026; and

- b) \$1,942.57 on or before the 20th day of each month starting June 20, 2026, through to and including October 20, 2026.
3. The Tenant shall pay May 2026's rent on or before May 20, 2026.
 4. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of June 2026 to October 2026, or until there are no arrears owing, whichever comes first.
 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.

May 5, 2026
Date Issued

Monique Browne
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.