



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

File Number: LTB-L-024368-26

In the matter of: 2403 OVERTON DR
BURLINGTON ON L7P4B6

Between: David Akselrod Landlord
Julia Grinblat

And

David McGillivray Tenant
Kathleen McGillivray

David Akselrod and Julia Grinblat (the 'Landlord') applied for an order to terminate the tenancy and evict David McGillivray and Kathleen McGillivray (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 August 21, 2025 with respect to application LTB-L-041988-25.

A hearing was held by videoconference on April 29, 2026 to consider this application.

The Landlord David Akselrod, the Landlord's legal representative Nellie Walker, and the Tenant David McGillivray attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

Agreed Facts:

1. The parties agree that there are \$1795.00 in unpaid utilities owing by the Tenant to the Landlord. The Tenant agrees to pay the Landlord \$100.00 per month, on the 20th of every month, beginning May 20, 2026 towards the utilities owed until paid.

It is ordered on consent that:

2. LTB-L-041988-25 issued August 21, 2025 is cancelled and replaced as follows.
3. The Tenant shall pay to the Landlord \$9,125.00 for arrears of rent up to April 30, 2026 and costs.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$3,674.00 on or before April 30, 2026;
 - \$1,100.00 on or before May 20, 2026;
 - \$550.00, on the 20th of every month, beginning June 20, 2026 up to (and including) December 20, 2026; and
 - \$501.00 on or before January 20, 2027.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 7, 2026
Date Issued

Brett Lockwood
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.