



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

File Number: LTB-L-015480-26

In the matter of: 3, 160 EARL ST
KINGSTON ON K7L2H2

Between: Rosemary Dobbin Landlord

And

Johnathan Murphy Tenant

Rosemary Dobbin (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan Murphy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 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 Nicola Diak, The Landlord's Power of Attorney Sarah Dobbin and the Tenant participated in the mediation. The Tenant didn't speak 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.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$6,286.00, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$6,286.00 on or before June 5, 2026.
3. The Tenant shall also pay June 2026 rent to the Landlord in full and on time, on or before the first day of the month.

4. 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 May 31, 2026.

Date Issued
May 8, 2026

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.