



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015369-26 & LTB-L-015777-26

In the matter of: 303, 20 ANNA HILLIARD LANE
TORONTO ON M5A4N7

Between: Jessie's Centre Non-Profit Homes Corporation Landlord

And

Charmaine Burger Tenant

Jessie's Centre Non-Profit Homes Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Charmaine Burger (the 'Tenant') for persistent late payment of rent (L2).

This application was scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Amy McCue, the Tenant, and Tenant Support Alice Colbert attended the hearing.

The parties agreed to pull forward LTB-L-015777-26; an application in which the Landlord applied to terminate the tenancy and evict the Tenant for non-payment of rent and rent arrears (L1).

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the applications.

It is ordered on consent that:

L1

1. The Tenant shall pay to the Landlord \$7,440.00 for arrears of rent up to May 31, 2026 (\$7,068.00) and \$372.00 costs (2 X \$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,000.00 in full and on or before June 15, 2026.
 - 24 installments of \$185.00 each on or before the 21st day of the month starting May 21, 2026, to April 21, 2028, inclusive.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to April 1, 2028, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the above 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.

L2

5. Even if the arrears are paid in full, starting June 1, 2026, and continuing to April 1, 2028, inclusive, the Tenant shall pay to the Landlord the monthly rent in full and on or before the 1st day of each month.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 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 Tenant. 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 Tenant.
7. Pursuant to the agreement of this parties, the May 20, 2026, LTB-L-0155777-26 merit hearing is cancelled.

May 8, 2026
Date Issued

Melinda Jamieson
Hearing Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6