



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

File Number: LTB-L-012075-26

In the matter of: 2002, 190 EXBURY RD
NORTH YORK ON M3M1R8

Between: 1212763 Ontario Ltd. Landlord

And

Jason Giddings Tenants
Rosita Noellien

1212763 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Giddings and Rosita Noellien (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord's Representative, Sylwia McArthur, and the Tenant, Jason Giddings, were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,790.04. This amount represents \$3,604.04 for arrears of rent up to April 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 30, 2026	\$2,000.00
May 20, 2026	\$800.00
June 20, 2026	\$990.04

3. The Tenants shall pay the rent for the month of May 2026 on or before May 5, 2026.

4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

May 13, 2026
Date Issued

Eno Ubia
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.