



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

File Number: LTB-L-015485-26

In the matter of: 203, 648 Sidney Street
ON Belleville K8P4A8

Between: Phi Tran Landlord

And

Joseph Joy Tenant

Phi Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Joy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 29, 2026.

The Landlord's Representative, Dara Saunders, Landlord's Support, Tami Wood, the Landlord, Phi Tran and the Tenant, Joseph Joy, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$655.80 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before June 15, 2026	\$655.80

3. The Tenant shall pay to the Landlord the lawful monthly rent for May on or before May 15, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 6, 2026
Date Issued

Joshua Labbe
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.