



**Order Issued on Consent Utilizing Section 78
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-104635-25-RV

In the matter of: 401, 601 FINCH AVE W
NORTH YORK ON M2R1N9

Between: Elm Place Inc. – 601 Finch Ave. W. Landlord

And

CHANTEL GORDON Tenant

Review Order

Elm Place Inc. – 601 Finch Ave. W. (the 'Landlord') applied for an order to terminate the tenancy and evict CHANTEL GORDON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-104635-25 issued on February 27, 2026.

On March 14, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 16, 2026, interim order LTB-L-104635-25-RV-IN was issued, staying the order issued on February 27, 2026.

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

The Landlord's Legal Representative Sharon Harris and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order:

At the review hearing, the parties agreed that:

1. The Tenant did not attend the Landlord's L1 application on February 23, 2026, submitting they did not receive the Notice of Hearing from the Landlord and Tenant Board's (the 'Board') hearing held on February 23, 2026.
2. As a result, I find that the Tenant was not reasonably able to participate in the hearing on February 23, 2026.

3. Therefore, on consent of the Landlord, the Tenant's request to review order LTB-L-104635-25 issued on February 27, 2026, is granted.

It is ordered on consent that:

1. Order LTB-L-104635-25 issued on February 27, 2026, is cancelled and replaced with the following:
 1. The Tenant shall pay to the Landlord \$5,771.38 for arrears of rent up to May 31, 2026, and costs.
 - a) 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 The Tenant Must Pay
May 4, 2026	\$2,221.42
May 22, 2026	\$1,000.00
June 22, 2026	\$1,000.00
July 22, 2026	\$1,000.00
August 22, 2026	\$1,068.94

- b) 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 2026 to August 2026, or until the arrears are paid in full, whichever date is earliest.
- c) 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 **date arrears run to**.

May 6, 2026
Date Issued

Anthony Bruno
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.