



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076133-25

In the matter of: 304, 266 ST. GEORGE ST
TORONTO ON M5R2P5

Between: JCD Inc. Landlord

And

Richard Luke Tenant

JCD Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Luke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 5, 2026.

Before the start of the hearing the Landlord's agent Halina Walkiewicz and the Tenant Richard Luke engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$5,928.14** for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$630.66 payable on or before May 27, 2026
 - b) \$630.66 payable on or before June 30, 2026
 - c) \$630.66 payable on or before July 23, 2026
 - d) \$630.66 payable on or before August 19, 2026
 - e) \$643.90 payable on or before August 31, 2026
 - f) \$643.90 payable on or before September 16, 2026
 - g) \$643.90 payable on or before September 30, 2026

- h) \$643.90 payable on or before October 22, 2026
 - i) \$643.90 payable on or before October 30, 2026
 - j) \$186.00 payable on or before November 15, 2026
3. The Tenant shall also pay to the Landlord the monthly rent for period of **June 2026** through to and including **November 2026** on the following dates, or until the arrears are paid in full.
- a) The rent for June 2026 is payable on June 12, 2026
 - b) The rent for July 2026 is payable on July 6, 2026
 - c) The rent for August 2026 is payable on August 5, 2026
 - d) The rent for September 2026 is payable on September 7, 2026
 - e) The rent for October 2026 is payable on October 6, 2026
 - f) The rent for November 2026 is payable on November 9, 2026
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**.

May 12, 2026
Date Issued

Diego Fernandez-Stoll
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.