



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017182-26

In the matter of: 111, 1577 LAWRENCE AVENUE WEST
NORTH YORK ON M6L1C4

Between: FAIRWAY RESIDENTIAL (1577 LAWRENCE AVENUE WEST) LP Landlord

And

JULIANNE MCKENZIE Tenant

FAIRWAY RESIDENTIAL (1577 LAWRENCE AVENUE WEST) LP (the 'Landlord') applied for an order to terminate the tenancy and evict JULIANNE MCKENZIE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026.

The Landlord's Representative, Sean Beard and the Tenant, Julianne McKenzie attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed the lawful monthly rent is \$1,156.31 and has been paid by the Tenant however, not yet processed and received by the Landlord. This amount is due on or before May 8, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,656.29 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:

Date of Payment – On or before	Amount of Payment
May 7, 2026	\$100.00

May 21, 2026	\$100.00
June 4, 2025	\$100.00
June 18, 2026	\$100.00
September 17, 2026	\$100.00
October 1, 2026	\$100.00
October 15, 2026	\$100.00
October 29, 2026	\$100.00
November 12, 2026	\$100.00
November 26, 2026	\$100.00
December 10, 2026	\$100.00
December 24, 2026	\$100.00
January 21, 2027	\$100.00
February 4, 2027	\$100.00
February 18, 2027	\$99.00

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 May 1, 2026 to February 28, 2027, or until the arrears are paid in full, whichever date is earliest. There is an exception that the lawful monthly rent for May 2026 shall be paid on or before May 8, 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 11, 2026
Date Issued

Tanya Speedie
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.