



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

**File Number:** LTB-L-014139-26

**In the matter of:** 1407, 1577 Lawrence Avenue West  
North York ON M6L1C4

**Between:** Fairway Residential (1577 Lawrence Avenue West) LP Landlord

**And**

Dorothy Ordas Tenants  
Somar Ordas

Fairway Residential (1577 Lawrence Avenue West) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Dorothy Ordas and Somar Ordas (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative Sean D. Beard and the Tenant Dorothy Ordas attended the hearing.

The parties before the LTB consented to the following order and I am satisfied that the parties present at the hearing gave informed consent to the issuance of the order.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,044.11 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:

| <b><u>Arrears Payment Due Date</u></b> | <b><u>Arrears Payment Amount</u></b> |
|----------------------------------------|--------------------------------------|
| May 20, 2026                           | \$1,000.00                           |
| June 20, 2026                          | \$1,000.00                           |
| July 20, 2026                          | \$1,000.00                           |
| August 20, 2026                        | \$1,000.00                           |

|                    |            |
|--------------------|------------|
| September 20, 2026 | \$1,000.00 |
| October 20, 2026   | \$1,044.11 |

3. On or before May 15, 2026, the Tenant shall also pay to the Landlord the new rent owing for the period May 1, 2026, to May 31, 2026.
4. 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 1, 2026, to October 31, 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 8, 2026**  
**Date Issued**

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 Jeremy Henderson  
 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.