



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016786-26

In the matter of: 412, 675 MARTIN GROVE RD
ETOBICOKE ON M9R3T5

Between: Hi-Lo Investments Ltd Landlord

And

Julian Shuman Tenant

Hi-Lo Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Julian Shuman (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 7, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
2. The Tenant had paid the Landlord \$186.00 for the filing of the application as of May 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the lawful monthly rent on or before the first day of every month beginning June 1, 2026, and continuing until May 1, 2027, inclusive.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 13, 2026
Date Issued

Nicole Pedron
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.