

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

File Number: LTB-L-013623-26

In the matter of: 706, 4266 BATHURST ST
TORONTO ON M3H5Y7

Between: UPPER CANADA LODGE B'NAI BIRTH
SENIOR CITIZENS FOUNDATION

And

CLAIRE SEATON-MARKS Tenant

UPPER CANADA LODGE B'NAI BIRTH SENIOR CITIZENS FOUNDATION (the 'Landlord') applied for an order to terminate the tenancy and evict CLAIRE SEATON-MARKS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 7, 2026. The Landlord's legal representative Jason Paine, the Tenant and the Tenant's legal representative Akshat Darbari attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,269.00 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) \$715.00 on or before the 28th day of each month from May 28, 2026 to April 28, 2027.
 - b) \$689.00 on or before May 28, 2027.
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 June 2026 to May 2027, or until the arrears are paid in full, whichever date is earliest.
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, 2027.

May 12, 2026
Date Issued

Fabio Quattrociocchi
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.