



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

File Number: LTB-L-019009-26

In the matter of: 2009, 234 ALBION RD
ETOBICOKE ON M9W 6A5

Between: GAËL JONATHAN PIERRE EHRET
MASAKO SHIBASAKI Landlords

and

ADINA ALESHA GREENIDGE Tenant

GAËL JONATHAN PIERRE EHRET and MASAKO SHIBASAKI (the 'Landlords') applied for an order to terminate the tenancy and evict ADINA ALESHA GREENIDGE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 11, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlords and the Tenant participated in the mediation. The Tenant did not receive legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$2,126.46. It is due on the 1st day of each month.
- 2) The rent arrears owing to May 31, 2026 are \$16,262.50.

- 3) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 4) The Tenant may pay June 2026 rent in three installments on July 1, 2026, August 1, 2026 and September 1, 2026. Starting July 2026 onward, rent is once again due by the 1st day of each month.
- 5) Should the Tenant make any payments to the Landlord in amounts that differ from those noted in this order or on dates other than those referred to in this order while the arrears are still outstanding, the Tenant notify the Landlord in writing how to apply those payments (i.e. to the upcoming payment of rent arrears, OR to the upcoming regular monthly rent, OR as an extra payment to lower the total balance of arrears and possibly decrease the number or amount of future arrears payments).

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlords \$16,448.50. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Arrears/Cost Payment Due	Amount of Arrears/Cost Payment
September 1, 2026	\$195.42
October 1, 2026	\$773.96
November 1, 2026	\$773.96
December 1, 2026	\$773.96
January 1, 2027	\$773.96
February 1, 2027	\$773.96
March 1, 2027	\$773.96
April 1, 2027	\$773.96
May 1, 2027	\$773.96
June 1, 2027	\$773.96
July 1, 2027	\$773.96

Date Arrears/Cost Payment Due (continued)	Amount of Arrears/Cost Payment (continued)
August 1, 2027	\$773.96
September 1, 2027	\$773.96
October 1, 2027	\$773.96
November 1, 2027	\$773.96
December 1, 2027	\$773.96
January 1, 2028	\$773.96
February 1, 2028	\$773.96
March 1, 2028	\$773.96
April 1, 2028	\$773.96
May 1, 2028	\$773.96
June 1, 2028	\$773.88

3. The Tenant shall pay to the Landlords rent for June 2026 in the following manner:

Date Payment Due	Amount of Payment
July 1, 2026	\$773.96
August 1, 2026	\$773.96
September 1, 2026	\$578.54

4. The Tenant shall also pay to the Landlords new rent in full and on time for the period July 1, 2026 to June 1, 2028, or until the arrears have been 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.
6. This order on consent is in full and final settlement of this application.

May 15, 2026
Date Issued

Denise Hannivan
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.