



**Order under Order under Section 21.2 of the
Statutory Powers Procedure Act
and Section 69 of the
Residential Tenancies Act, 2006**

File Number: LTB-L-009060-26-RV

In the matter of: 1906, 25 MARTHA EATON WAY
NORTH YORK ON M6M5B7

Between: Artisan Charitable Foundation Landlord

and

Shannon Fray Tenant

Review Order

Artisan Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Fray (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was resolved by order LTB-L-009060-26 issued on March 20, 2026.

On March 23, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 25, 2026, Interim Order LTB-L-009060-26-IN was issued, staying the order issued on March 20, 2026.

A hearing on the request to review was scheduled to be heard by videoconference on May 14, 2026. Instead, the Landlord's Legal Representative Mark Ciobotaru and the Tenant engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-009060-26 issued on March 20, 2026 is granted.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. For a period of 12 months, the Tenant shall pay the lawful monthly rent in full and on time, beginning June 2026 up to and including May 2027.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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.

5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

May 15, 2026
Date Issued

Lindsay Phomin
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.