



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095708-25

In the matter of: 1115, 85 THORNCLIFFE PARK DR
TORONTO ON M4H1L6

Between: Morguard Corporation Landlord

And

Uta Guenther Tenant

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Uta Guenther (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 12, 2026.

The Landlord's Representative, Natalia Abiniakine, and the Tenant's Representative, Dylan Wong- Articling Student with Office of the Public Guardian and Trustee (OPGT), attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: If the Tenant breaches the payment schedule, the Landlord will provide notice to the OPGT before filing an application under section 78 of the Residential Tenancies Act, 2006 (the 'Act').

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$19,594.34. This amount represents \$19,408.34 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$15,594.34 on or before May 31, 2026, and
 - \$4,000.00 on or before December 31, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing by the first day of the month for the period June 2026 to December 2026, 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 this order shall become immediately due and owing and the Landlord with notice to the OPGT, may apply to the LTB within 30 days of the Tenant 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.

May 21, 2026
Date Issued

Eno Ubia
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.