



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

File Number: LTB-L-084758-25

In the matter of: 106, 93 COE HILL DR
TORONTO ON M6S3E2

Between: Highpark Diplomat Inc Landlord

And

Nathan Samuel Huard Tenant
Maria Medes Verde
Michael Goldschmid

Highpark Diplomat Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Samuel Huard, Maria Medes Verde and Michael Goldschmid (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and persistently late payments (L1/L2).

This application was heard by videoconference on May 19, 2026.

The Landlord and the Tenant 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 **\$5,154.00** for arrears of rent and costs up to **May 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) May 22, 2026- \$500.00 to arrears;
 - (b) May 29, 2026- \$1,100.00 to arrears;
 - (c) June 1, 2026- \$1,000.00 to arrears;
 - (d) June 5, 2026- \$500.00 to arrears;
 - (e) June 12, 2026- \$1,100.00 to arrears;
 - (f) June 19, 2026- \$500.00 to arrears;
 - (g) June 26, 2026- \$1,100.00 to arrears;
 - (h) July 1, 2026- \$1,000.00 to arrears;
 - (i) July 3, 2026- \$500.00 to arrears;
 - (j) July 10, 2026- \$1,100 to arrears;
 - (k) July 17, 2026- \$554.80 to arrears;
 - (l) July 24, 2026- \$1,100.00 to arrears.

3. **On or before, August 14, 2026, the Tenant will pay the lawful rent for the month of August 2026.**
4. **Effective, September 1, 2026, and for a period of 12 consecutive months thereafter,** the Tenant shall also pay to the Landlord new rent on time and in full as it comes due on or before the first day of each month.
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 Landlord pursuant to paragraphs 1, 2, 3, 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, 2026.**

May 21, 2026

Date Issued

Suzy Franklyn

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.