



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

File Number: LTB-L-020303-26

In the matter of: 305, 2 FOREST LANEWAY
TORONTO ON M2N5X7

Between: Axes Investments Inc. Landlord

And

Susan S. Bishop Tenants
Sherin L. Bishop-Francois

Axes Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Susan S. Bishop and Sherin L. Bishop-Francois (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on May 14, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Faith McGregor, the Tenants, Susan S. Bishop and Sherin L. Bishop-Francois and the Tenants' Support, Keshara Bishop, participated in the mediation.

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

The Parties Agreed That:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful rent is due on the 1st day of each month.
3. The Tenants paid the Landlord \$186.00 for the cost of filing the application on May 6, 2026.

It is ordered on consent that:

1. The Tenants shall pay the Landlord the full monthly rent due on or before the first day of the month for the period of June 1, 2026, to May 1, 2027.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 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 Tenants. 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 Tenants.

May 26, 2026

Date Issued

Rachael Kukoyi

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.