



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

File Number: LTB-L-021020-26

In the matter of: 1109, 1765 WESTON RD
YORK ON M9N 3P7

Between: Weston Property Management Landlord

and

Sylvester Addae Tenant

Weston Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sylvester Addae (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 19, 2026

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

The Landlord's Representative Allistair Trent, the Landlord's Agent Maria Doria, the Tenant's Support Person Palaash Pavdighada, 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 increased to \$1,095.53 on May 1, 2026. It is due on the 1st day of each month.
- 2) The Tenant has paid \$2,547.84 to the Landlord since the application was filed.

- 3) The rent arrears owing to May 31, 2026 are \$6,515.77.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Tenant may pay rent on or before the 5th of each month starting June 5, 2026 for the duration of the payment plan in paragraph 3 of this order or until the arrears are paid in full, whichever date is earliest. *Then, the rent will once again be due on or before the 1st of each month.*

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$6,701.77. This amount includes rent arrears owing 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:

Date Payment Due	Amount of Payment	Date Payment Due	Amount of Payment
June 5, 2026	\$250.00	(continued)	(continued)
July 5, 2026	\$250.00	August 5, 2027	\$250.00
August 5, 2026	\$250.00	September 5, 2027	\$250.00
September 5, 2026	\$250.00	October 5, 2027	\$250.00
October 5, 2026	\$250.00	November 5, 2027	\$250.00
November 5, 2026	\$250.00	December 5, 2027	\$250.00
December 5, 2026	\$250.00	January 5, 2028	\$250.00
January 5, 2027	\$250.00	February 5, 2028	\$250.00
February 5, 2027	\$250.00	March 5, 2028	\$250.00
March 5, 2027	\$250.00	April 5, 2028	\$250.00
April 5, 2027	\$250.00	May 5, 2028	\$250.00
May 5, 2027	\$250.00	June 5, 2028	\$250.00
June 5, 2027	\$250.00	July 5, 2028	\$250.00
July 5, 2027	\$250.00	August 5, 2028	\$201.77

3. The Tenant shall also pay to the Landlord new rent in full, on or before the 5th of each month for the period June 5, 2026 to August 5, 2028, or until the arrears have been 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 paragraph 1 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.

5. This order on consent is in full and final settlement of this application.

May 22, 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.