



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-020975-26

In the matter of: 205, 2255 WESTON RD
NORTH YORK, ON, M9N1Y5

Between: WESTON CO-OWNERSHIP APARTMENTS INC. Landlord

and

ANDREA JAMES Tenant

- [1] WESTON CO-OWNERSHIP APARTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREA JAMES (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.
- [2] The application was scheduled to be heard by video conference on May 21, 2026. The Landlord was represented by licensed paralegal Lily McMillan. The Tenant was present and also assisted by Fitzroy James and Dominc James.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- 4] The parties agreed to the following:
 - a. The parties agreed to amend the name of the Tenant as stated on the Landlord's application to ANDREA JAMES
 - b. The parties agreed to amend rental unit address as stated on the Landlord's application to 205, 2255 WESTON RD, NORTH YORK, ON, M9N1Y5
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord the regular monthly rent in full on or before the 1st of each month starting June 01, 2026 through to and including May 01, 2027.
2. The parties agree that if the Tenant fails to comply with any of the terms in this agreement related to the issues in the application, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 within 30 days of the breach without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 27, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.