



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

File Number: LTB-L-018234-26

In the matter of: 307, 292 PARLIAMENT ST
Toronto ON M5A3A4

Between: St. Jude Community Homes Landlord

And

Wilmer Noganosh Tenant

St. Jude Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Wilmer Noganosh (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on May 12, 2026. The Landlord's legal representative, Stone Hunter, the Landlord's agent, Maria Suescun and the Tenant were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent. The parties before the LTB consented to the following order:

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$11,088.06 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,848.01 on or before the 1st day of each month, starting on June 1, 2026, up to and including November 1, 2026.
3. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to November 1, 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 paragraph 2 or 3 of the L1 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.

L2 Application – Persistent Late Payment of Rent

5. If the Tenant voids the L1 portion of the order in accordance with the terms above, the tenancy shall continue the following terms.
6. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period June 1, 2026, to May 1, 2027.
7. If the Tenant fails to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 26, 2026
Date Issued

Maryam Cooper
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.