



**Order under Section 21.2
of the Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-066986-25-RV

In the matter of: 511, 40 OAK ST
TORONTO ON M5A2C6

Between: Fred Victor Centre Landlord

And

Micheal Gliddon Tenant

Review Order

Fred Victor Centre Fred Victor Centre (the 'Landlord') applied for an order to terminate the tenancy and evict Micheal Gliddon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-066986-25 issued on March 4, 2026.

On March 26, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 27, 2026, interim order LTB-L-066986-25-RV-IN was issued, staying the order issued on March 4, 2026.

This application was heard by videoconference on May 25, 2026.

The Landlord's agent Vee Guevara, the Tenant's Housing Support Worker Matthew Melnick and the Tenant attended the hearing.

At the hearing, the parties agreed to the following consent order:

It is ordered that:

1. The request to review order LTB-L-066986-25 issued on March 4, 2026, is granted. The order is amended as follows:
2. The Tenant shall pay to the Landlord **\$7,371.00** for arrears of rent up to May 31, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- a) \$100.00 on or before the 1st of each month, starting July 1, 2026, until July 1, 2032.
 - b) \$71.00 on or before August 1, 2032.
- 4. The parties agreed that the Tenant shall pay June 2026's lawful monthly rent on or before June 3, 2026.
 - 5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, to August 1, 2032, or until the arrears are paid in full, whichever date is earliest.
 - 6. 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 2 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 27, 2026
Date Issued

Jagger Benham
Member, 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.