



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021294-26

In the matter of: Lower, 395 CRAWFORD ST
TORONTO ON M6J2W1

Between: Michael Porto Landlord

And

Matthew Frizzell Tenant

Michael Porto (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Frizzell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,350.00 for arrears of rent up to May 31, 2026. The Landlord waives the \$186.00 application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1, as well as \$1,800.00 in monthly rent for each month in the period June 1, 2026 to October 31, 2026, in accordance with the following schedule:
 - a) \$1,400.00 biweekly commencing May 29, 2026 and concluding October 2, 2026.
 - b) \$1,350.00 on or before October 16, 2026.
3. 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.

June 2, 2026
Date Issued

Andrew Rowell
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.