



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024833-26

In the matter of: 8, 137 EGLINTON AVE W
TORONTO ON M4R1A5

Between: Glendale Properties Inc. Landlord

And

Joshua Lipscombe Tenant

Glendale Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Lipscombe (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 28, 2026. The Landlord's legal representative, Sassan Emam and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for a period of 12 consecutive months commencing June 1, 2026, to May 1, 2027.
3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. On or before June 30, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Oluwatobi Abobarin
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.