



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

File Number: LTB-L-023574-26

In the matter of: 311, 26 UNDERHILL DR
TORONTO ON M3A 2J3

Between: Cloisters Don Holdings Inc. c/o Quadreal Landlord
Residential Properties G.P. Inc

and

Kristy Stephan Tenants
Simrin Sami

Cloisters Don Holdings Inc. c/o Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Stephan and Simrin Sami (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

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

This application was scheduled for a videoconference hearing on May 27, 2026.

The Landlord's Representative Faith McGregor and the Tenants engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenants received legal advice about this application.

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

Agreed Facts:

- 1) The current rent increased to \$3,430.56 on May 1, 2026. It is due on the 1st day of each month.
- 2) The Tenants may pay rent for June 2026 only on or before June 10, 2026. Rent is once again due on or before the 1st day of each month starting July 1, 2026 onward.
- 3) The Tenants have already sent payment for June 2026 rent to the Landlord, but it has not yet cleared the Landlord's account.

- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Tenants paid the filing fee to the Landlord on May 7, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out in paragraph 2 below.
2. The Tenants shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the thirteen (13) month period June 10, 2026 to June 1, 2027.
3. If the Tenants fail to comply with the conditions 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 Tenants. 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 Tenants.
4. This order is in full and final settlement of this application.

June 2, 2026
Date Issued

Denise Hannivan
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.