



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022068-26 and LTB-L-044818-26

In the matter of: 15A, 256 Jarvis Street
Toronto ON M5B2J4

Between: Robert Black Landlord

And

Keisha Williams Tenant

Robert Black (the 'Landlord') applied for an order to terminate the tenancy and evict Keisha Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

Robert Black (the 'Landlord') also applied for an order to terminate the tenancy and evict Keisha Williams (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent (L2 application).

These applications were mediated by videoconference on May 25, 2026.

The Landlord attended with Agent, Arif Zukiq, and Legal Representative, Brittney-Rose Ward.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant paid the full balance owing for the period ending May 31, 2026. The amount paid represents all the rent in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement on the date of the Tenant's payment, and the filing fee for the L1 application.
2. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. The Landlord waives the filing fee for the L2 application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the regular monthly rent on or before the 1st day of each month starting June 1, 2026 up to and including May 1, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 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.

June 4, 2026
Date Issued

Angela McLaughlin
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.