



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024773-26

In the matter of: 109, 1827 VICTORIA PARK AVE
SCARBOROUGH ON M1R1T3

Between: 2858866 Ontario Limited Landlord

And

Gayleen quest watt Tenant
Deon Quest

2858866 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Gayleen quest watt and Deon Quest (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 27, 2026. The Landlord's legal representative, Anita Sada and the Tenant, Deon Quest attended the hearing. Deon Quest had authorization to consent on behalf of all parties.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,197.70. It is due on the 1st day of each month.
2. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$2,077.60.
3. The parties agree that for the duration of the payment plan set out in paragraph 2 below, the Tenant will pay to the Landlord the lawful monthly rent on the last day of each month for the period June 2026 to November 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,077.60, which represents the arrears of rent owing to May 31, 2026 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a. A payment of \$500.00 on or before May 28, 2026;
 - b. Payments of \$250.00 on or before the 15th day of each month starting June 15, 2026, and continuing each month until October 15, 2026; and
 - c. A final payment of \$327.60 on or before November 15, 2026.
3. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing (subject to paragraph 3 above) for the period June 30, 2026 to November 30, 2026, or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 Residential Tenancies Act, 2006* (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

Britney Sooknanan
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.