



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019617-26

In the matter of: 524, 40 OAK ST
TORONTO ON M5A2C6

Between: Fred Victor Centre Landlord

And

Neville Bucknell Tenant

Fred Victor Centre (the 'Landlord') applied for an order to terminate the tenancy and evict Neville Bucknell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 28, 2026, by video conference. The Landlord's Agent, Vee Guevara, was present accompanied by the Tenant.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

The parties agreed:

- 1. The parties agree that the Tenant's rent is determined based on a rent-g geared-to-income (RGI) model, which adjusts according to the Tenant's income level. As such, the amount of rent owed by the Tenant may change periodically, depending on fluctuations in the Tenant's income. Both parties acknowledge and accept that the rent amount owed is subject to review and adjustment as per the applicable guidelines and calculations for RGI housing.*

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$ 4,122.70** for arrears of rent up to **May 31, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$100.00	On or before June 2, 2026
\$100.00	1 st day of each month for 39 months from July 2026 to September 2029
\$122.70	On or before October 1, 2029

3. The Tenant shall also pay to the Landlord new rent for June 2026 on or before **June 2, 2026**.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **July 1, 2026, to October 1, 2029**, or until the arrears are paid in full, whichever date is earliest.
5. 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 4, 2026
Date Issued

 Felicia Puscalau
 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.