



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

File Number: LTB-L-022797-26

In the matter of: 510, 75 WINDERMERE AVE
TORONTO ON M6S3J5

Between: MERKUR PROPERTIES Landlord

And

STEPHANIE COHEN Tenant

MERKUR PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHANIE COHEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 2, 2026. Before the start of the hearing, the Landlord's Representative, Reshma Nair and the Tenant advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The lawful rent is due on or before the first day of each month.
- b) July 2026 rent will be paid on or before July 17, 2026.
- c) August 2026 rent will be paid on or before August 14, 2026.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlord **\$4,796.83**, which represents the arrears of rent (\$4,600.83) and costs (\$186.00) outstanding for the period ending June 30, 2026.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 5, 2026	\$712.00
June 19, 2026	\$1,424.00
July 17, 2026	\$450.00
August 14, 2026	\$450.00
September 15, 2026	\$450.00
October 15, 2026	\$450.00
November 15, 2026	\$450.00
December 15, 2026	\$410.83

3. The Tenant shall pay the Landlord the rent in full for July 2026 on or before July 17, 2026.
4. The Tenant shall pay the Landlord the rent in full for August 2026 on or before August 14, 2026.
5. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of September 2026 to December 2026, or until there are no arrears owing, whichever comes first.
6. 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 June 30, 2026.

June 4, 2026
Date Issued

 Sarah Visnovec
 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.