



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

File Number: LTB-L-025728-26

In the matter of: 1408, 135 FENELON DR
NORTH YORK ON M3A 3K7

Between: Beaux Properties Management Company Landlord

And

Nicholas Kelly Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Kelly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026. Before the start of the hearing, the Landlord's agent, Athena Metaxas, and the Tenant, Nicholas Kelly, advised that the parties had reached an agreement.

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

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,879.92. It is due on the 1st day of each month.
3. The Tenant has paid \$2,600.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 30, 2026, are \$7,842.91.

5. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$8,053.91

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$8,053.91 which represents arrears of rent (\$7,842.91) plus the application filing fee (\$186.00) and unpaid NSF fees (\$25.00) 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:
 - \$500.00 on or before June 3, 2026.
 - \$1,379.92 on or before June 12, 2026.
 - \$6,173.99 on or before July 1, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly for July on July 10, 2026.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 4, 2026

Date Issued

Pauline Brewster

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.