



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

File Number: LTB-L-022728-26

In the matter of: 617, 640 ROSELAWN AVE
TORONTO ON M5N1K9

Between: MERKUR PROPERTIES Landlord

And

SUN -MAY TON-THAT Tenant
HA TON

MERKUR PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict SUN -MAY TON-THAT and HA TON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026.

The Landlord's Representative Reshma Nair and the Tenant Sun -May Ton-That attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,142.30 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:

June 15, 2026	\$535.00
July 15, 2026	\$535.00
August 15, 2026	\$535.00
September 15, 2026	\$537.30

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of July 1, 2026, through to September 1, 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 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

Brenda Mercer
Member, 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.