



June 5, 2026

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

File Number: LTB-L-023814-26

In the matter of: 5, 87 GOSFORD BLVD
NORTH YORK ON M3N2G9

Between: GOSFORD PROPERTY MANAGEMENT INC. Landlord

And

JEFRANI RICHARDS Tenants
MERLENE RICHARDS

GOSFORD PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JEFRANI RICHARDS and MERLENE RICHARDS (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 1, 2026.

The Landlords legal Representative Sandra Katz and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$737.55 for arrears of rent up to June 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 and monthly rent in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 15, 2026,	\$245.85
June 30, 2026, Monthly rent	\$2462.88
July 15, 2026	\$245.85
July 30, 2026, Monthly rent	\$2462.88
August 15, 2026	\$245.85
August 30, 2026, Monthly rent	\$2462.88

3. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph #1 #2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

June 5, 2026
Date Issued

Jennifer Buckminster
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.