



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023635-26

In the matter of: 1006-225 Van Horne Ave.
North York, ON M2J2T9

Between: Homestead Land Holdings Limited Landlord

And

Jerome Forrester Tenant
Frances Pagulayan

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jerome Forrester and Frances Pagulayan (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on June 4, 2026.

The Landlord's Legal Representative, Ashleigh Searles and both named Tenants attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,062.08 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	June 10, 2026	\$3,224.47	\$6,837.61
2	June 20, 2026	\$1,139.61	\$5,698.00
3	July 20, 2026	\$1,139.61	\$4,558.39
4	August 20, 2026	\$1,139.61	\$3,418.78
5	September 20, 2026	\$1,139.61	\$2,279.17
6	October 20, 2026	\$1,139.61	\$1,139.56
7	November 20, 2026	\$1,139.56	\$0.00

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 from July 1, 2026, to November 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 10, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.