



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033635-26
LTB-L-036095-26

In the matter of: 1404, 2600 JANE ST
NORTH YORK ON M3L1S2

Between: 2600 Jane Street Apts Landlord

And

Nathan Brown Tenant

2600 Jane Street Apts (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Brown (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord's legal representative Jamuna Bhatnagar and the Tenant's lawyer Ricardo Colonnese engaged in private settlement discussions and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on June 4, 2026, at 10:00am where the parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll issue an order on consent in settlement of all matters raised in applications (LTB-L-036095-26 and LTB-L-033635-26).

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

The parties agreed that:

1. The Landlord's L1 application – LTB-L-033635-26 is discontinued up to May 31, 2026, as the arrears of rent and the L1 application filing fee have been paid.

It is ordered on consent that:

L1 Application

1. The Landlord's L1 Application - LTB-L-033635-26, is discontinued to May 31, 2026.

L2 Application

2. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of **July 1, 2026**, through to and including **June 1, 2027**.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in full on or before July 30, 2026.
5. If the Tenant does not pay the Landlord in accordance with paragraph 4 of this order, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Diego Fernandez-Stoll
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.