



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

File Number: LTB-L-027003-26

In the matter of: 205, 2222 WESTON RD
NORTH YORK ON M9N1Y7

Between: BLACKSTAR 2220 & 2222 WESTON Landlord
LIMITED PARTNERSHIP

And

Francine Smikle Tenant

BLACKSTAR 2220 & 2222 WESTON LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict Francine Smikle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2026.

The Landlord's Representative, Sylwia McArthur, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The ownership of the residential complex changed effective May 27, 2026.
2. The Tenants were advised of this change and received instructions and relevant details by email on May 28, 2026.
3. The business arrangement provided for and instructed the Tenants to pay any rent arrears owing to May 31, 2026 to the current Landlord, and thereafter, monthly rent to the new landlord.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,898.55 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 by no later than July 18, 2026.
3. If the Tenant fails to make the payment, as set out in paragraph 2, the balance owing, pursuant to paragraph 1, shall become due and owing, and the Tenant will start to owe interest. This will be simple interest calculated annually from July 19, 2026, on the outstanding balance owing, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

June 9, 2026
Date Issued

Janice Campbell
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.