



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

File Number: LTB-L-027558-26

In the matter of: 905, 640 LAUDER AVE
YORK ON M6E3K1

Between: Roman Blankenstein Holdings Ltd. Landlord

And

Roosevelt Bailey Tenant
Gwendolyn Bailey

Roman Blankenstein Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Roosevelt Bailey and Gwendolyn Bailey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Sharon Harris, The Tenant and the Tenant's supports Carol Heaven and Jasmine Lopez participated in the mediation. The Tenant was able to consent on behalf of all Tenants and didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$2,277.83, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before June 8, 2026; and

- b) \$592.61 on or before the 26th day of each month starting June 26, 2026 through to and including August 26, 2026.
3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of July 2026 to August 2026, or until there are no arrears owing, whichever comes first.
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 11, 2026
Date Issued

Monique Browne
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.