



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

File Number: LTB-L-016421-26

In the matter of: 1101, 100 YORK GATE BLVD
NORTH YORK ON M3N2C4

Between: ELM PLACE INC - 100 YORK GATE BLVD

Landlord

And

Carol Morrison

Tenant

ELM PLACE INC - 100 YORK GATE BLVD (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Morrison (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The parties attended a hearing on May 6, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Sharon Harris and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

AMOUNT DUE	DUE DATE
Lawful monthly rent + \$186.00	On or before May 8, 2026
Lawful monthly rent	On or before the 1 st day of each month for 12 months from June 2026 to May 2027

2. 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 giving notice to the Tenant.

June 11, 2026
Date Issued

Roxanne Theriault
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.