



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

File Number: LTB-L-026437-26

In the matter of: UPPER LEVEL, 78 MARCHINGTON CIR
SCARBOROUGH ON M1R3M7

Between: Margret Skora Landlord

And

Stanley Alcide Tenants
Jennifer Broderick

Margret Skora (the 'Landlord') applied for an order to terminate the tenancy and evict Stanley Alcide and Jennifer Broderick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 3, 2026. The Landlord's legal representative, Parastoo Naderi and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The lawful monthly rent is \$2,850.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$5,036.00 which represents arrears of rent (\$4,850.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 5, 2026	\$2,850.00
June 19, 2026	\$1,000.00

July 17, 2026	\$1,186.00
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3. The Tenants shall also pay to the Landlord the lawful month rent for July 2026 on or before July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 11, 2026
Date Issued

Floredana Ungureanu
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.