



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

File Number: LTB-L-026905-26

In the matter of: 2, 1357 WOODBINE AVE
EAST YORK ON M4C4G4

Between: 1349 Woodbine Avenue Inc. Landlord

And

Kaiesha Robinson Tenants
Jamal Smith - Alexander

1349 Woodbine Avenue Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kaiesha Robinson and Jamal Smith - Alexander (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 9, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Sabrina Marchionne, the Landlord's agent, Daniel Finkel, and the Tenants were present. The Tenants did not meet with Duty Counsel prior to the hearing.

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

Agreed Facts:

1. The application is amended to correct the name of the tenant parties as reflected in this order.
2. The current lawful rent is \$2,425.00. It is due on the first day of each month.
3. The Landlord agrees to complete repairs and maintenance necessary to address the water leak in the bathroom of the rental unit within 10 days from the date of the hearing.
4. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$13,923.50. This amount represents \$13,737.50 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,425.00 on or before June 18, 2026;
 - \$575.00 on or before the 15th day of each month for the nineteen (19) month period from July 15, 2026 to January 15, 2028;
 - \$573.50 on or before February 15, 2028.
3. The Tenants shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from July 1, 2026 to February 29, 2028, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 become owing after June 30, 2026.

June 11, 2026
Date Issued

Nancy Fahlgren
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.