



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

File Number: LTB-L-026817-26

In the matter of: Main, 10 Abbs
Toronto ON M6K1M6

Between: Sharon Jeffers Landlords
Philip August

And

Heather Solomon Tenant

Sharon Jeffers and Philip August (the 'Landlords') applied for an order to terminate the tenancy and evict Heather Solomon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 11, 2026. Before the start of the hearing, the Landlords and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

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:

- a) The parties agree that the utilities owing as of June 2, 2026, are \$643.93. The Tenant shall pay \$130.00 toward the utilities on or before the 18th day of each month, commencing July 18, 2026, through October 18, 2026, with a final payment of \$123.93 due on or before November 18, 2026.
- b) If the Tenant fails to make these payments as agreed, the Landlords reserve the right to file an application with the Board respecting the outstanding utilities.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlords **\$4,786.00**, which represents the arrears of rent (\$4,600.00) and costs (\$186.00) outstanding for the period ending June 30, 2026.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 18, 2026	\$952.00 (costs and arrears)
July 18, 2026	\$766.00
August 18, 2026	\$766.00
September 18, 2026	\$766.00
October 18, 2026	\$766.00
November 18, 2026	\$770.00

3. The Tenant shall also pay the Landlords the rent in full, on or before the first day of each corresponding month for the months of July 2026 to November 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 18, 2026
Date Issued

 Sarah Visnovec
 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.