



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037737-26

In the matter of: 917, 11 CATFORD RD
TORONTO ON M3J1P9

Between: N.H.D. Developments Limited Landlord

And

Adrian Beckford Tenant

N.H.D. Developments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Beckford (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed charges related to NSF cheques

The parties attended a hearing on June 9, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlord's Legal Representative, Marie Galevski, and the Tenant were present. **The Tenant did speak with Tenant Duty Counsel prior to mediation.**

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$4,332.95. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- \$1,826.39 on or before June 12, 2026;
- \$417.00 by the 22nd of each month starting June 22, 2026, and continuing each month until October 22, 2026; and
- A final payment of \$421.56 by November 22, 2026.

L2 Application – Persistent Late Payment of Rent

3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period between July 1, 2026 to December 1, 2027.
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 18, 2026
Date Issued

Shadiyah Stoute
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.