



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

File Number: LTB-L-019192-26

In the matter of: 212, 9 THIRTY THIRD ST
ETOBICOKE ON M8W3G7

Between: Venier Properties Inc. Landlord

And

Comella Burke Tenant

Venier Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Comella Burke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlord's Representative, Bryan Rubin, and the Tenant were present. The Tenant did speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. For the period ending May 31, 2026, the rent arrears including the \$186.00 application filing fee are \$1,067.57.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$317.57 payable on or before May 15, 2026

- b) \$250.00 payable on or before the 15th of every month, beginning June 15, 2026 up to and including August 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 1, 2026**, through to and including **August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 or 3 of 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 Tenants pay any new arrears, NSF fees and related charges that became owing after **May 31, 2026**.
 5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (24) consecutive months, commencing September 1, 2026, up to and August 1, 2028.
 6. If the Tenant fails to make any one of the payments in accordance with paragraph 5 of this order 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.

June 22, 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.