



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

File Number: LTB-L-028672-26

In the matter of: 333, 168 JOHN ST
TORONTO ON M5T2X9

Between: Toronto Seniors Housing Corporation Landlord

And

Phillip Bougard Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Phillip Bougard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026. The Landlord's Representative Adam Fraccaro, the Tenant's Representatives Anum Malik and Nikhil Bamal, and the Tenant attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The rental arrears owing to June 30, 2026, are \$9,277.00.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,463.00 which represents arrears of rent (\$9,277.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule: \$200.00 on the 15th day of each month for a duration of forty-seven months, beginning on July 15, 2026, and continuing each month until June 15, 2030. A final payment of \$63.00 shall be paid on July 15, 2030.

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026, and continuing each month until July 1, 2030, 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 paragraphs 2 and 3 of this order, the outstanding balance of any 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 29, 2026
Date Issued

Renesha Bridgewater
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.