



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

File Number: LTB-L-026072-26

In the matter of: 1011, 100 SPRUCEWOOD CRT
SCARBOROUGH ON M1W2P2

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Shane O'Dowd Rutherford Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Shane O'Dowd Rutherford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on June 4, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/ Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Anita Sada and the Tenant were present.

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:

1. The Tenant shall pay to the Landlord **\$2,197.41** for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
Monthly payments due on or before 15th day of each month, beginning June 15, 2026, to January 15, 2027	\$250.00
Final payment due on or before February 15, 2027	\$197.41

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 July 1, 2026, to February 1, 2027, 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 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 22, 2026
Date Issued

Kevin Kordahi
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.