



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

File Number: LTB-L-042690-26

In the matter of: 0G1, 2515 EGLINTON AVE W
TORONTO ON M6M1T2

Between: 2515 EGLINTON WEST RESIDENCES CORP. Landlord

And

ALISTAIR GRAPHINE Tenant

2515 Eglinton West Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Alistair Graphine (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 17, 2026.

The Landlord's Legal Representative, Prarthana Bhat, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful rent in full on or before the first day of each consecutive month it becomes due commencing July 1, 2026, and continuing through to and including June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 15, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, then commencing July 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Brandon Valley
Member, Landlord and Tenant Board

Heather Chapple
Vice-Chair, 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.