



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007933-26

In the matter of: 315, 780 DIVISION ST
KINGSTON ON K7K 5S9

Between: Equiton Residential Income Fund LP Landlord

and

Edward Sr. Burley Tenant

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Edward Sr. Burley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on June 22, 2026 by videoconference.

The Landlord's Agent Laveena Sansal and the Tenant's Representative William Florence engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased to \$1,401.97 on April 1, 2026. It is due on the 1st day of each month.
- 2) The Tenant has paid \$7,090.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to June 30, 2026 are \$1,229.74.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Edward Sr. Burley is the only person currently living in the rental unit.

It is ordered on consent of the parties that:

1. The application is amended to remove the names Edward Jr Burley and Wayne Denesuik as Tenants.
2. The Tenant shall pay to the Landlord \$1,415.74. This amount includes rent arrears owing up to June 30, 2026, the cost of filing the application.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before September 30, 2026.
4. The Tenant shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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.
6. This order is in full and final settlement of this application.

June 30, 2026
Date Issued

Denise Hannivan
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.