



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

File Number: LTB-L-036471-26

In the matter of: 407, 675 MARTIN GROVE RD null
ETOBICOKE ON M9R3T5

Between: HI LO INVESTMENTS LTD. Landlord

And

Lloyd Robert Lewis Tenant

HI LO INVESTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Lloyd Robert Lewis (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 23, 2026.

The Landlord's Representative Saron Harris and the Tenant's spouse Joy Lewis attended the hearing.

On consent of the parties, it is ordered 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 full rent owing on or before the first day of each month commencing July 1, 2026, and for 12 months thereafter up 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 \$126.05 for the balance owing for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 29, 2026
Date Issued

Brenda Mercer
Member, 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.