



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

File Number: LTB-L-036049-26

In the matter of: 409, 15 LESLIE ST
BRAMPTON ON L6X2J3

Between: POPLAR PLAINS INVESTMENTS LIMITED Landlord

And

KEISHA DAVIS Tenant

POPLAR PLAINS INVESTMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict KEISHA DAVIS (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 legal representative Cathy Corsetti and the Tenant 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 the lawful rent on or before the first day of each month commencing July 2026 and continuing through to and including June 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 pay to the Landlord \$186.00 which represents the cost incurred by the Landlord to file the L2 application. This will be paid as follows:
 - a) \$62.00 on or before July 20, 2026;
 - b) \$62 on or before August 20, 2026;
 - c) \$62.00 on or before September 20, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before September 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 21, 2026 at 4.00% annually on the balance outstanding.

6. Pursuant to the agreement of the parties, this resolves the application before the Board.

June 26, 2026
Date Issued

Dana Wren
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.