



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035943-26

In the matter of: 412, 35 SPENCER AVE
TORONTO ON M6K 2K1

Between: MYRIAD PROPERTY MANAGEMENT INC. Landlord

And

CHARMAINE M. MOREAU Tenant

MYRIAD PROPERTY MANAGEMENT INC. (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict CHARMAINE M. MOREAU (the 'Tenant') based on an N8 notice of termination 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.

A hearing took place at the Landlord and Tenant Board on June 23, 2026 via video conference on VC line 117. The Landlord's Legal Representative Sabrina Marchionne attended. The Tenant's Legal Representative Cathalyn Francis attended with the Tenant.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

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. On or before July 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 9 months (10 months total including the start date) up to and including April 1, 2027 the Tenant shall pay lawful monthly rent on time and in full.
3. If the Tenant fails to comply with any one of the conditions set out in paragraph 2 of this order related to the issues in the application, 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.

June 30, 2026
Date Issued

Chris Jackson
Hearing 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.