



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

File Number: LTB-L-083658-25

In the matter of: 708, 2085 ISLINGTON AVE
ETOBICOKE ON M9P3R1

Between: Westwood Management International Landlord

And

JAN 08, 2026

Lusyin Atahi Garcia De Tovar Tenant

Westwood Management International (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Lusyin Atahi Garcia De Tovar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on December 17, 2025. Nicole Ruby, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,052.56. This amount represents \$866.56 for arrears of rent up to December 31, 2025, and \$186.00 for the application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
January 17, 2026	\$526.28
February 17, 2026	\$526.28

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month for each of January 2026 and February 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 December 31, 2025.

January 8, 2026

Date Issued

Joanne Lolato

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.