



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078664-25

In the matter of: 705, 71 PARKWOODS VILLAGE DR
NORTH YORK ON M3A2Y1

Between: Drake Property Management Landlord

And

Juvy Villanueva Tenant

Drake Property Management (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Juvy Villanueva (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on December 10, 2025, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's Representative, Emily Barbati and the Tenant were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,271.60. This amount represents \$12,085.60 for arrears of rent up to December 31, 2025, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,156.20 on or before December 19, 2025.
 - b) \$1,000.00 on or before the 15th of each month beginning January 15, 2026, up to and including November 15, 2026.
 - c) \$115.40 on or before December 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026, to December 1, 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 6, 2026

Date Issued

Dillanique Knight

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.