



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082717-25

In the matter of: #2, 32 Leopold Street
Toronto ON M6K1J9

Between: Ermelinda Cavalheiro Landlord

And

Kristen Murray Tenant

Ermelinda Cavalheiro (the 'Landlord') applied for an order to terminate the tenancy and evict Kristen Murray (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on December 18, 2025. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Nelson Cavalheiro and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to December 31, 2025, are \$26,950.00
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$27,136.00 for arrears of rent up to December 31, 2025, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$250.00 on or before February 01, 2026;
 - \$750.00 on or before the first day of each month, for a period of 35-months, commencing March 01, 2026, up to and including January 01, 2029; and,
 - A final payment of \$636.00 on or before February 01, 2029, to satisfy the arrears.

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 01, 2026, to February 01, 2029, 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

Adam Rogers
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.