



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

File Number: LTB-L-081456-25

In the matter of: 602, 171 Church St. E.
Brampton, ON L6V 1H5

Between: Cornelia Investments Limited Landlord
c/o Gossner & Hornar Management Ltd.

And

Amparo Santacruz Tenants
Joseph Cao

Cornelia Investments Limited c/o Gossner & Hornar Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Amparo Santacruz and Joseph Cao (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 22, 2025, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's legal representative, Mark Ciobotaru was present. The Tenant, Joseph Cao, was present on behalf of both Tenants. The Tenant did not speak to Tenant Duty Counsel.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$6,751.32, which includes:
 1. \$6,565.32 for arrears owing up to December 31, 2025; and
 2. \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$250.00 on or before the twentieth (20th) day of each month, beginning January 20, 2026, to April 20, 2026.
 2. \$5,751.32 on or before April 30, 2026.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) day of the month, for the period beginning January 1, 2026, through to April 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 7, 2026
Date Issued

Michelle Forrester
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.