



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086672-25

In the matter of: Unit 3, 116 PEMBROKE ST
TORONTO ON M5A2N8

Between: Pembroke Property Investments Inc Landlord

And

Daniel Sapienza Tenant

Pembroke Property Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Sapienza (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 22, 2025.

The Landlord, Kevin Sit, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived. I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,626.79 for arrears of rent up to December 31, 2025 and costs by Friday, December 26, 2025.
2. If the Tenant fails to make 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 5, 2026
Date Issued

Janice Campbell
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.