



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

File Number: LTB-L-095871-25

In the matter of: UPPER UNIT, 137 MAURICE CRT
NEWMARKET ON L3Y2W1

Between: ROBERT DI MATTEO Landlord

And

JEANETTE CUTTING Tenant

ROBERT DI MATTEO (the 'Landlord') applied for an order to terminate the tenancy and evict JEANETTE CUTTING (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on December 22, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Roz Bianchi, the Tenant and the Tenant's legal representative Ying Ngai Yu participated in mediation however, parties reached consent prior to mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord waives \$186.00 being the costs of filing this application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meet the condition set out below.
2. The Tenant shall pay to the Landlord monthly rent on time and in full on or before the first day of each month for a 12-month period commencing January 1, 2026, up to and including December 1, 2026.

3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 5, 2026
Date Issued

Oluwatobi Abobarin
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.