



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

**File Number:** LTB-L-083476-25

**In the matter of:** 3, 1061 RAVINE RD  
OSHAWA ON L1H4C9

**Between:** Vincent Joseph Bavaro Landlords  
Michael Anthony Bavaro

**And**

Dan Lafleche Tenant

Vincent Joseph Bavaro and Michael Anthony Bavaro (the 'Landlords') applied for an order to terminate the tenancy and evict Dan Lafleche (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 16, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords, Vincent Joseph Bavaro and Michael Anthony Bavaro, the Landlords' Representative, Angeliki Alevizos, the Landlords' Agent, Victoria Mercurio, and the Tenant, Dan Lafleche, participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

### **The Parties Agreed That:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is due in two (2) equal payments on or before the 15th and 30th or 31<sup>st</sup> (whichever applies) of each month except for the month of February in the year which will be due on the 15<sup>th</sup> and 28<sup>th</sup> (or 29<sup>th</sup> for a leap year) starting January 15<sup>th</sup>, 2026, and for the duration of the tenancy.
3. The rent arrears owing to December 31, 2025, are \$9,650.00.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. Accordingly, the total amount the Tenant owes the Landlords is \$9,836.00.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlords \$9,836.00. This amount includes rent arrears owing up to December 31, 2025, and the cost of the application.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Amount of Payment per Due Date</b> | <b>Month for Payment</b> | <b>Year of Payment</b> | <b>Payment Due Dates</b> |
|---------------------------------------|--------------------------|------------------------|--------------------------|
| \$410.00                              | <b>January</b>           | 2026                   | 1                        |
| \$205.00                              |                          | 2027                   | 15, 31                   |
| \$205.00                              | <b>February</b>          | 2026, 2027             | 15, 28                   |
| \$205.00                              | <b>March</b>             | 2026, 2027             | 15, 30                   |
| \$205.00                              | <b>April</b>             | 2026, 2027             | 15, 30                   |
| \$205.00                              | <b>May</b>               | 2026, 2027             | 15, 31                   |
| \$205.00                              | <b>June</b>              | 2026, 2027             | 15, 30                   |
| \$205.00                              | <b>July</b>              | 2026, 2027             | 15, 31                   |
| \$205.00                              | <b>August</b>            | 2026, 2027             | 15, 31                   |
| \$205.00                              | <b>September</b>         | 2026, 2027             | 15, 30                   |
| \$205.00                              | <b>October</b>           | 2026, 2027             | 15, 31                   |
| \$205.00                              | <b>November</b>          | 2026, 2027             | 15, 30                   |
| \$205.00                              | <b>December</b>          | 2026                   | 15, 31                   |
| \$205.00                              |                          | 2027                   | 15                       |
| \$201.00                              |                          | 2027                   | 31                       |

3. The Tenant shall also pay to the Landlords the new rent in two (2) equal full payments by the 15th and 30th or 31<sup>st</sup> day (whichever applies) of each month for the period January 15, 2026, to December 31, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any 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 Landlords pursuant to this order shall become immediately due and owing and the Landlords 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 7, 2026**  
**Date Issued**

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Rachael Kukoyi  
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.