



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

File Number: LTB-L-083720-25

In the matter of: 508, 2397 FINCH AVE W
NORTH YORK ON M9M2X1

Between: SKPM RENTS 1 Landlord

And

JUAN DIEGO GALEANO Tenants
DIANA AGUDELIO

SKPM Rents 1 (the 'Landlord') applied for an order to terminate the tenancy and evict Juan Diego Galeano and Diana Agudelio (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on December 22, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Sara Ginman, and the Tenant, Juan Diego Galeano (representing both Tenants), 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 Tenants were still in possession of the rental unit.
2. The lawful rent is due on the 1st day of each month.
3. The Tenants have paid \$4,155.68 to the Landlord since the application was filed.
4. The rent arrears owing to December 31, 2025, are \$2,114.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$2,300.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,300.00. This amount includes rent arrears owing up to December 31, 2025, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlord:
 - \$800.00 on or before December 23, 2025; and
 - \$300.00 a month on or before the 18th day of each month, beginning January 18, 2026, up to and including May 18, 2026; and
3. The Tenants shall also pay to the Landlord the new rent in full by the 1st day of each month for the period January 1, 2026, to May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to 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 9, 2026
Date Issued

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.