



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085502-25

In the matter of: 407, 513 DUNDAS ST E
WHITBY ON L1N0N4

Between: KIYA INVESTMENT CORP C/O RENTAPLEX INC. Landlord

And

Carlos Morales Tenants
Roberta Bone

KIYA INVESTMENT CORP C/O RENTAPLEX INC. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Carlos Morales and Roberta Bone (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on December 16, 2025. Julia MacDonald, Licenced Paralegal, represented the Landlord. Ashley Flannery, employee of the Landlord, was also present. The Tenants attended and were self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the January 2026 rent on or before January 25, 2026.
2. The Tenants shall pay to the Landlord the February 2026 rent on or before February 20, 2026.
3. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including February 2028.
4. If the Tenants fail to comply with the conditions set out in paragraph 1, 2 or 3 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 Tenants. 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 Tenants.

5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before March 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Joanne Lolato
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.