



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-036360-25-SA

In the matter of: 1218, 103 WEST LODGE AVE
TORONTO ON M6K2T7

Between: Hazelview Property Services Inc. Landlord

And

Andres Corrales Gallego Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andres Corrales Gallego (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 13, 2024, with respect to application LTB-L-024194-24.

The Landlord's application was resolved by order LTB-L-036360-25, issued on May 14, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-036360-25 on May 15, 2025.

This motion was scheduled to be heard by videoconference on January 5, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Peter Lopez, the Tenant's Representative Tracey Yu, the Tenant, and Tenant's Translation Support Enrique Pandero were present at mediation.

The parties agreed that:

1. The arrears of rent owing up to January 31, 2026, are \$5,260.26.
2. The Landlord agrees they will contact Parkdale Community Legal Clinic directly, in the event they must enforce a future breach of this order.
3. The parties will engage in private discussions on or before February 28, 2026, with a view of facilitating the Tenant's transfer to a more affordable rental unit within the residential complex.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-036360-25, issued on May 15, 2025, is granted.
2. Order LTB-L-036360-25, issued on May 14, 2025, is set aside and cannot be enforced.
3. Original Order LTB-L-024194-24 is canceled and replaced with the following terms:
 - a) The Tenant shall pay the Landlord \$5,260.26 for arrears of rent up to January 31, 2026.
 - b) The Tenant shall pay the Landlord the amount set out in paragraph 3(a) of this order in accordance with the following schedule:
 - I. \$438.26 on or before the 1st day of each month, for a period of 11-months, commencing March 01, 2026, up to and including January 01, 2027; and,
 - II. A final payment of \$438.30 on or before February 01, 2027, to satisfy the arrears.
 - c) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 01, 2026, to February 01, 2027, or until the arrears are paid in full, whichever date is earliest.
 - d) If the Tenant fails to make any one 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 Landlord pursuant to paragraph 3(a) 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 January 31, 2026.

January 9, 2026
Date Issued

Adam Rogers
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.