



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089958-25

In the matter of: 612, 190 CLARK BLVD
BRAMPTON ON L6T4A8

Between: 190 Clark Apartments Limited Landlord

And

Teneisha Lopez Tenant
Beverly Lopez

190 Clark Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Teneisha Lopez and Beverly Lopez (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on January 6, 2026.

The Landlords representative Ms. McGregor and the Tenants attended the hearing. The parties were assisted by DRO Franklyn and have consented to the terms herein.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenants will pay January 2026 lawful rent in full, on or before January 21, 2026.
3. Effective February 1, 2026, and for a period of 12 consecutive months thereafter, the Tenants will pay the full lawful rent, on or before the first day of each consecutive month.
4. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2 and/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 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.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application, on or before January 21, 2026.
6. If the Tenants do not pay the Landlord the full amount owing on or before January 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 22, 2026, at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Suzy Franklyn

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.