



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

File Number: LTB-L-085549-25

In the matter of: 201, 20 GOLDBECK LANE
WATERLOO ON N2J 4L1

Between: Boardwalk General Partnership Landlord

and

Jose Abarca Tenants
Iris Abarca
Ana Abarca Rosa

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Abarca, Iris Abarca and Ana Abarca Rosa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on January 5, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Tzuying Peng and the Tenants participated in the mediation. The Tenants Iris Abarca and Ana Abarca Rosa received legal advice about this application but Tenant Jose Abarca did not.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on these applications.

Agreed Facts:

- 1) The application is amended to correct the name of Tenant Ana Abarca Rosa.
- 2) Tenants paid the Landlord all the rent that was in arrears up to January 31, 2026.
- 3) The only amount owing is \$186.00, the Landlord's cost of filing the application.
- 4) Tenants Iris Abarca and Ana Abarca Rosa will be paying the Landlord the cost of the filing fee.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding starting February 16, 2026.
3. This order is in full and final settlement of this application.

January 9, 2026
Date Issued

Denise Hannivan
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.