



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085399-25

In the matter of: 201, 800 ROYAL YORK RD
ETOBICOKE ON M8Y2T7

Between: Norseman Apartments Ltd. Landlord

And

Anello Denicola Tenants

Norseman Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Anello Denicola (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord's Representative, Marie Galevski, and the Tenant, Anello Denicola. Also present at the mediation supporting the Tenant was David Anton.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,899.00** which represents the arrears of rent (\$1,713.00) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenant shall pay \$1,899.00 towards arrears of rent on or before January 16, 2026.
3. 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 1 of 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 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

Ryan Gacnik
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.