



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

File Number: LTB-L-091575-25

In the matter of: 2403, 225 ADELAIDE ST W
TORONTO ON M5H0A7

Between: 19 Duncan Property Inc. Landlord

And

Rony Hana Hananya Tenants
Niv Gottfried

19 Duncan Property Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rony Hana Hananya and Niv Gottfried (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord's Representative, Natasha Mizzi, the Landlord, Jane Clarke, and the Tenants, Rony Hana Hananya and Niv Gottfried.

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 Tenants shall pay to the Landlord **\$4,211.00** which represents the arrears of rent (\$4,025.00) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 16, 2026	\$2,375.00
January 30, 2026	\$500.00
February 28, 2026	\$500.00
March 31, 2026	\$500.00
April 30, 2026	\$336.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1st day of each month, for the period **February 1, 2026**, to **April 1, 2026**, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 Tenants 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

January 14, 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.