



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

File Number: LTB-L-018508-25

In the matter of: 1, 24 PELL ST
SCARBOROUGH ON M1N1N1

Between: Pell Homes Real Estate Inc. Landlord

And

Danielle Desousa Tenant

Pell Homes Real Estate Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Desousa (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. (N8/L2).

This application was heard by videoconference on July 23, 2025.

The Landlords representative Ms. Hengeveld and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. Effective August 1, 2025, and on or before the first day of each consecutive month, for a period of 12 consecutive months, the Tenant will pay the lawful rent on or before the first day of each month.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

July 24, 2025

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

January 7, 2026

Date Issued

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.

