



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095888-25

In the matter of: LOWER UNIT, 137 MAURICE CRT
NEWMARKET ON L3Y2W1

Between: ROBERT DI MATTEO Landlord

And

TIFFANY CUTTING Tenant

ROBERT DI MATTEO (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY CUTTING (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Roz Bianchi, the Tenant's support person, Jenny Cutting, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the following condition: for a period of **12 months**, the Tenant shall pay rent **in full and on time on the first of the month** starting **February 1, 2026 to January 1, 2026**.
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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in the following way:
 - For a period of **6 months** from **February 1, 2026 to July 1, 2026** the Tenant shall pay \$31.

4. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

January 15, 2026

Date Issued

Monica Dairo

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.