



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

File Number: LTB-L-094239-25

In the matter of: 305, 806 LANSDOWNE AVE
TORONTO ON M6H4K2

Between: RIDGEVEST DEVELOPMENTS LIMITED Landlord

And

GONZALO ENRIQUE SAN LUCAS Tenant

RIDGEVEST DEVELOPMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict GONZALO ENRIQUE SAN LUCAS (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

Mediation was held on December 22, 2025. The following parties participated in the mediation: The Landlord's representative, David Ciobotaru, and the Tenant, Gonzalo Enrique San Lucas.

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 the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period January 1, 2026, to June 1, 2027.
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 pay the Landlord \$186.00, representing costs for filing the application, on or before February 15, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.

January 16, 2026
Date Issued

Kevin Kordahi
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 28, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.