



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

File Number: LTB-L-085828-25

In the matter of: 2109, 55 EMMETT AVE
YORK ON M6M2E4

Between: Devamm Investments IIA Ltd. Landlord

And

Theresa Modeste Tenant

Devamm Investments IIA Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Theresa Modeste (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 6, 2026. The Landlord's legal representative Sabrina Marchionne and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The application is amended to remove Tenant Joshua Alexander as a party to the application.
2. The Tenant shall pay to the Landlord \$4,461.10 which represents arrears of rent (\$4,275.10) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 15, 2026	\$1,000.00
On or before March 15, 2026	\$1,000.00
On or before April 15, 2026	\$1,000.00

On or before May 15, 2026	\$1,000.00
On or before June 1, 2026	\$461.10

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's 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 15, 2026
Date Issued

Sandra Sabourin
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.