



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088052-25

In the matter of: APARTMENT 1, 36 BRANSTONE RD
TORONTO ON M6E 4E4

Between: BRANSTONE HOLDINGS INC. Landlord

And

JOAO LENO MOULAZ KUNRATH Tenant

BRANSTONE HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JOAO LENO MOULAZ KUNRATH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on January 8, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and was supported by his translator, Samuel Damasceno. Erica and Paul Caggianello also participated on behalf of the Landlord.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$9 986.00, representing the rent arrears up to and including January 31, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. \$1 000.00 on or before January 15, 2026;
 - b. February 2026 monthly rent on or before February 1, 2026;
 - c. Commencing March 1, 2026, the Tenant shall pay the monthly rent **plus** \$391.00 on or before the first (1st) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before January 1, 2028 and will be in the amount of the monthly rent **plus** \$384.00.

3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 12, 2026
Date Issued

Susan Parsons
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.