



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

File Number: LTB-L-086892-25

In the matter of: 5, 173 Symons St.
Etobicoke, ON M8V 1V1

Between: 2470268 Ontario Inc. (Christopher Gawrys) Landlord

And

Eduardo Yepez Tenant

2470268 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Eduardo Yepez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,255.69, which includes:
 - \$5,069.69 for arrears owing up to January 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$500.00 on or before January 6, 2026.
 2. \$4,755.69 on or before March 10, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of the month, for the period from February 1, 2026, through to March 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 1 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 12, 2026
Date Issued

Christina Philp
Member, 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.