



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084757-25

In the matter of: 1501, 190 EXBURY RD
NORTH YORK ON M3M 1R8

Between: 1212763 Ontario Ltd. Landlord

And

Marcelo Nazareno Tenant

1212763 Ontario Ltd. (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Marcelo Nazareno (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on January 7, 2026 via video teleconference on VC line 113. The Landlord's Legal Representative Sharon Harris attended. The Tenant attended and was self-represented.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including January 31, 2026 as of today's date of January 7, 2026 is \$7,690.40 which includes the application filing fee of \$186.00.
2. The Tenant shall pay the total sum of arrears of \$7,690.40 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before February 1, 2026 the and on or before the 1st (first) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including June 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay lawful monthly rent on time and in full.
 - b) On or before January 15, 2026 the amount of \$2,100.88 towards the arrears.
 - c) On or before February 20, 2026 the amount of \$1,000.00 towards the arrears.
 - d) On or before March 20, 2026 the amount of \$1,000.00 towards the arrears.

- e) On or before April 20, 2026 the amount of \$1,000.00 towards the arrears.
 - f) On or before May 20, 2026 the amount of \$1,000.00 towards the arrears.
 - g) On or before June 20, 2026 the remaining outstanding balance of arrears in the amount of \$1,589.52.
3. If the Tenant fails to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after January 31, 2026.

January 15, 2026
Date Issued

Chris Jackson
Hearing 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.