



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

File Number: LTB-L-089544-25

In the matter of: 1602, 35 GREENFIELD AVE
NORTH YORK ON M2N0L1

Between: 6965083 Ontario Inc. and RC Pivot LP

Landlord

And

Jesse Van Rooi

Tenant

6965083 Ontario Inc. and RC Pivot LP (the 'Landlord') applied for an order to terminate the tenancy and evict Jesse Van Rooi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on January 12, 2026. The Landlord's representative Natasha Mizzi, the Landlord's agent Aytan Mammadova and the Tenant Jesse Van Rooi attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. 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.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,487.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are 2,486.33.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$2,672.33 for arrears of rent to January 31, 2026 which includes the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$1, 287.00 on or before January 20, 2026; and
 - b. The balance outstanding of \$1,385.33 on or before January 31, 2026.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 20, 2026

Date Issued

John Russett

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.