



January 13, 2026

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

File Number: LTB-L-085313-25

In the matter of: 305, 14 GULLIVER RD
NORTH YORK ON M6M2M7

Between: Cerase Holdings Limited Landlord

And

Nanci Salazar Sanchez Tenant

Cerase Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nanci Salazar Sanchez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlords Legal Representative Jeffrey Shabes and the Tenants Legal Representative Ben Mingo and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The parties agreed to convert the application to an L9 application for arrears of rent only.
2. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to May 1, 2026.
3. The Tenant shall pay to the Landlord \$1291.55 for arrears of rent up to January 31, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 9, 2026	\$500.00
February 15, 2026	\$200.00
March 15, 2026	\$200.00

April 15, 2026	\$200.00
May 15, 2026	\$191.55

5. Any payments missed for arrears the Tenant will owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

January 13, 2026

Date Issued

Jennifer Buckminster

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.