



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085495-25

In the matter of: 1608, 73 WIDDICOMBE HILL BLVD
ETOBICOKE ON M9R4B3

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Walter Teso Tenants
Rosa Yenis Henriquez

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Walter Teso and Rosa Yenis Henriquez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 12, 2026.

The Landlord, represented by Anita Sada and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. Under the terms of the tenancy agreement, the rent is due on the 1st day of the month, but the parties agree that for the month of February 2026, the Tenants will pay the Landlord the monthly rent on or before the 20th day of the month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,018.62 for arrears of rent up to January 31, 2026, plus \$186.00 for the application filing fee. The total amount the Tenants shall pay to the Landlord is \$12,204.62.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 on or before January 16, 2026.
 - b) \$2,000.00 on or before January 20, 2026.
 - c) \$1,204.62 on or before January 30, 2026.

- d) \$1,000.00 on or before February 20, 2026.
 - e) \$1,000.00 on or before the 1st of the month for 5 months commencing on March 1, 2026, up to and including July 1, 2026.
3. For the month of February 2026, the Tenants shall to the Landlord the lawful monthly rent on or before February 20, 2026. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 14, 2026
Date Issued

Cheryl Lavoie
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.

