



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090301-25

In the matter of: 675 BERKSHIRE DR
LONDON ON N6J3S4

Between: Sifton Properties Limited Landlord

And

Jessica Sabino Tenants
Robert Claeys

Sifton Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Sabino and Robert Claeys (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The application was scheduled to be heard by video conference on January 13, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Marissa Carilla-Singh, The Landlord's Agent Maggie Kavanagh the Tenants Jessica Sabino and Robert Claeys were present. The Tenant didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. The Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on January 9, 2026. Rent arrears are calculated up to the date the tenants vacated the rental unit.

4. The lawful rent was \$2,345.92. It is due on the first day of each month.
5. The rent arrears and the application fee owing to January 9th, 2026 are \$889.77.
6. The Landlord collected a rent deposit in the amount \$2,345.92 from the Tenants and this deposit was applied to the rent for the month of December 2025.
7. Interest on the rent deposit in the amount of \$57.63 is owing to the Tenants. This amount will be deducted from the arrears.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants is terminated on January 9, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$832.14 which represents arrears of rent up to January 9, 2026 and the cost of the filing fee of this application, less the interest on the rent deposit.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20,2026	\$138.69
March 20, 2026	\$138.69
April 20, 2026	\$138.69
May 20, 2026	\$138.69
June 20, 2026	\$138.69
July 20, 2026	\$138.69

4. If the Tenants fails to make any one of the payments , in accordance to paragraph 3, the full balance becomes due and payable immediately and the Tenants will owe interest. This will be Simple Interest calculated from the default date at 4.00% annually on any outstanding balance.

January 19, 2026

Date Issued

Monique Browne

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.