



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089511-25

In the matter of: 701, 102 ARGYLE ST N
CALEDONIA ON N3W1L2

Between: Gumiero Holdings Inc. Landlord

And

Lisa Walker Tenant
Mitchell Zodila

Gumiero Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Walker and Mitchell Zodila (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 15, 2026. The Landlord's representative Jennifer Smith and the Tenant Mitchell Zodila participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

It is ordered on consent that:

1. The total arrears owing to the Landlord up to January 31, 2026, including the application filing fee of 186.00, are \$1,682.85.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting January 16, 2026, for a period of 3 consecutive months, the Tenants shall make monthly payments of \$500.00 to the Landlord due on or before the 16th of every month.
 - b) The Tenants shall make one last payment of \$182.85 due on or before May 16th, 2026.
3. Starting February 1, 2026, the Tenants shall pay the lawful monthly rent that becomes due while the arrears are outstanding no later than the first day of the month for which the rent is due.

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 Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 19, 2026
Date Issued

Isabelle Bouvier
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.