



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

File Number: LTB-L-090499-25

In the matter of: 383 GREY ST
LONDON ON N6B1G8

Between: STRANO PROPERTY MANAGEMENT Landlord

And

Miguel Fitzroy Tenants
Thraya Zabian

STRANO PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Miguel Fitzroy and Thraya Zabian (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 13, 2026. Before the start of the hearing, the Landlord's agent, Nathalie Ramirez and the Tenant, Thraya Zabian, on behalf of the Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

Agreed fact:

- The current lawful rent is \$1,705.78. It is due on the 1st day of each month.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$4,114.83**, which represents the arrears of rent (\$3,928.83) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Tenants 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 31, 2026	\$750.00
February 28, 2026	\$750.00
March 31, 2026	\$750.00
April 30, 2026	\$750.00
May 31, 2026	\$750.00
June 30, 2026	\$364.83

3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of February 2026 to June 2026, or until there are no arrears owing, whichever comes first.
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 16, 2026

Date Issued

Sarah Visnovec

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.