



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089977-25

In the matter of: 1940 PURCELL DR
LONDON ON N5W6E4

Between: 1000502848 Ontario Corp.

Landlord

And

Mario Biag Molina
Diana Joy Atienza Fonte

Tenant

1000502848 Ontario Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Mario Biag Molina and Diana Joy Atienza Fonte (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 13, 2026. The following parties participated in the mediation: The Landlord's representative, Yun Tao Li, Mario Biag Molina and Diana Joy Atienza Fonte (the Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. For the duration of this payment plan, the Landlord temporarily agrees to accept payment of rent on or before the 25th day of each month.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$34,976.00** for arrears of rent up to **January 31, 2026** and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2000.00 on or before the 1st day of each month, for a period of 17 months, from February 1, 2026, up to and including June 1, 2027; and,
 - A final payment of \$976.00 on or before July 1, 2027 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full on or before the 25th day of each month for the period **February 25, 2026 to July 25, 2027**, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

January 29, 2026
Date Issued

Rolland Roopchand
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.