



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

File Number: LTB-L-095644-25

In the matter of: 2505, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

MIGUEL CLAVEL LOPEZ Tenants
FRIDA CENTENO ALFARO

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict MIGUEL CLAVEL LOPEZ and FRIDA CENTENO ALFARO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on January 15, 2026. The Landlord's representative Geoff Paine and the Tenant Miguel Clavel Lopez, participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,946.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before February 20, 2026.
 - b) \$1,000.00 on or before March 20, 2026.
 - c) \$3,000.00 on or before April 20, 2026.
 - d) \$2,000.00 on or before May 20, 2026
 - e) \$1,946.00 on or before June 20, 2026.

3. Starting on 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 Tenants pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

January 22, 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.