



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099306-25

In the matter of: 55 ONDREY ST
BRADFORD ON L3Z2W9

Between: Jason Muto Landlord

And

Pasqualino Barbato Tenant

Jason Muto (the 'Landlord') applied for an order to terminate the tenancy and evict Pasqualino Barbato and Amy Wood (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on January 15, 2026. The Landlord Jason Muto and the Tenant Pasqualino Barbato attended the hearing. The Tenant didn't speak with Tenant Duty Counsel.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on Consent that:

1. The parties agreed to remove Amy Wood as a Tenant to this application.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the following conditions:
 - a) For a period of twelve consecutive months, starting on February 1, 2026, up to and including January 1, 2027, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. The Tenant will pay to the Landlord \$186.00 for the cost of filing the application on or before February 28, 2026.
4. If the Tenant fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

January 21, 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.