



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

File Number: LTB-L-085042-25

In the matter of: 1807, 1 CANYON AVE
NORTH YORK ON M3H 4X8

Between: LA DORELLE APTS Landlord

And

JOBER ROSARIO Tenants
JOEVEN JAY ROSARIO
JOSEPH ROSARIO

LA DORELLE APTS (the 'Landlord') applied for an order to terminate the tenancy and evict JOBER ROSARIO, JOEVEN JAY ROSARIO and JOSEPH ROSARIO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord's Representative, Elizabeth Chea, and the Tenant's Agent, occupant, Bernie Rosario on behalf of the tenants attended the Hearing. The Tenants sought legal advice prior to the hearing.

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.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,096.12. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$101.79. This amount is calculated as follows: \$3,096.12 x 12 months, divided by 365 days.
4. The Tenants have paid \$6,696.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$8,420.72.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$3,096.12 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$8,686.72 which represents arrears of rent (\$8,420.72) plus the application filing fee (\$186.00) 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:
 - \$1000.00 on or before the 16th day of each month starting on January 16, 2026, and continuing each month until July 16, 2026.
 - The final payment of \$1,686.72 to be paid on or before August 16, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on January 1, 2026, and August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 19, 2026
Date Issued

Pauline Brewster
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$16,016.72
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,696.00
Total the Tenant must pay to continue the tenancy	\$9,506.72

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,728.36
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,696.00
Less the amount of the last month's rent deposit	- \$3,096.12
Total amount owing to the Landlord	\$(2,877.76)
Plus daily compensation owing for each day of occupation starting	\$101.79 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	