



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

**File Number:** LTB-L-093431-25

**In the matter of:** 143 CHALKFARM DR  
NORTH YORK ON M3L1L7

**Between:** Maria Suarez Landlord

**And**

Laura Gamboa Barzal Obre Tenant

Maria Suarez (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Gamboa Barzal Obre (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 13, 2026.

The Landlord Representative Taff Butters and the Tenant Laura Gamboa Barzal Obre attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**Agreed Facts:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,300.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$14,535.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$14,721.00.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$14,721.00 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:
  - a) **\$800.00** on or before the **28<sup>th</sup>** day of each month starting **February 28, 2026**, through to and including **July 28, 2027**, and;
  - b) A final payment of **\$321.00** on or before **August 28, 2027**.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **February 1, 2026** to **August 1, 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 Act 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 19, 2026**  
**Date Issued**

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Sarah Harriman  
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.