



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

File Number: LTB-L-093779-25

In the matter of: 206, 70 GULLIVER RD
NORTH YORK ON M6M2M6

Between: FRONTLINE PROPERTY MANAGEMENT
VINCE PATTARA

Landlords

And

ELSA-MABEL ALVAREZ

Tenant

FRONTLINE PROPERTY MANAGEMENT and VINCE PATTARA (the 'Landlords') applied for an order to terminate the tenancy and evict ELSA-MABEL ALVAREZ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on January 19, 2026. The Landlords' legal representative Andrea Lahey, the Landlords' agent Tammy Nicholas, and Occupant John Alvarez attended the hearing. John Alvarez confirmed that he had authorization to act on behalf of Tenant Elsa-Mabel Alvarez.

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 Tenant shall pay to the Landlords \$1,511.00 which represents arrears of rent (\$1,325.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 1, 2026	\$200.00
On or before March 1, 2026	\$200.00
On or before April 1, 2026	\$200.00

On or before May 1, 2026	\$200.00
On or before June 1, 2026	\$200.00
On or before July 1, 2026	\$200.00
On or before August 1, 2026	\$200.00
On or before September 1, 2026	\$111.00

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026 to September 1, 2026, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 23, 2026
Date Issued

Sandra Sabourin
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.