



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100350-25

In the matter of: 1003, 12 GOLDFINCH CRT
NORTH YORK ON M2R2C4

Between: Elm Place Inc. - 12 Goldfinch Court Landlord

And

MARCO CAZA Tenant

Elm Place Inc. - 12 Goldfinch Court (the 'Landlord') applied for an order to terminate the tenancy and evict MARCO CAZA (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Sharon Harris and the Tenant Marco Caza engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the landlord new rent on time and in full as it comes due and owing for the period of February 1, 2026, through to and including January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 23, 2026

Date Issued

Diego Fernandez-Stoll

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.