



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

File Number: LTB-L-099366-25

In the matter of: Unit 2, 76 LUSCOMBE ST
HAMILTON ON L9A2J8

Between: Albert Pangilinan Landlord

And

Ma. Ajella Manlosa Rabanes Tenant

Albert Pangilinan (the 'Landlord') applied for an order to terminate the tenancy and evict Ma. Ajella Manlosa Rabanes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 21, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant made a payment of \$2286.79 to the Landlord towards arrears on January 9, 2026. This has already been calculated into the total arrears owing under paragraph 1 of this order.
- B. The current lawful rent is \$2152.50 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3637.51 which represents arrears of rent up to January 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$363.75	On or before the 25th day of each month for 10 months from <u>February 25, 2025 to November 25, 2026</u>

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 November 30, 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 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 28, 2026
Date Issued

 Monica Dairo
 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.