



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

File Number: LTB-L-089976-25

In the matter of: 1110, 125 VILLAGE GREEN SQ
SCARBOROUGH ON M1S0G3

Between: Del Condominium Rentals Inc. Landlord

And

Mary Dela Cruz Tenant
Jordan Malibiran

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mary Dela Cruz and Jordan Malibiran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 21, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Edwin Sadasivam and the Tenant Mary Dela Cruz were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to January 31, 2026, are \$6,516.36.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,702.36 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, as well as the lawful rent for February 2026, March 2026, and April 2026, in accordance with the following schedule:

PAYMENT DATE	REASON FOR PAYMENT	AMOUNT OF PAYMENT
January 28, 2026	Arrears	\$500.00
January 31, 2026	Arrears	\$2,500.00
February 14, 2026	February 2026 Rent	\$1,800.00
February 28, 2026	February 2026 Rent & Arrears	\$1,800.00
March 14, 2026	March 2026 Rent	\$1,800.00
March 28, 2026	March 2026 Rent & Arrears	\$1,800.00
April 10, 2026	April 2026 Rent	\$1,800.00
April 25, 2026	April 2026 Rent & Remainder of Arrears	\$1,404.72

3. 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

 Adam Rogers
 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.