



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

File Number: LTB-L-084444-25

In the matter of: 415, 2900 JANE ST
NORTH YORK ON M3N2J7

Between: 1312251 Ontario Limited Landlord

And

MARINETTE ACHI Tenants
NDE TSE EMMANUEL

1312251 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict MARINETTE ACHI and NDE TSE EMMANUEL (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on January 5, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Elizaveta Povargo and the Tenants were present.

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 Tenants shall pay to the Landlord \$4,080.61 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,500.00	On or before January 16, 2026
\$300.00	On or before 16 th day of each for 7 months from February 2026 to August 2026
\$480.61	On or before September 16, 2026

3. The Tenants 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 September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants 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 27, 2026
Date Issued

Roxanne Theriault
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.