



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

File Number: LTB-L-091162-25

In the matter of: 602, 3744 ST CLAIR AVE E
SCARBOROUGH ON M1M1T8

Between: PARK PROPERTY MANAGEMENT INC.

Landlord

And

Noemi Ester Pena Hernandez
Jonatan Pena Hernandez

Tenants

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Noemi Ester Pena Hernandez and Jonatan Pena Hernandez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026. The Landlord's legal representative Anita Sada and the Tenant, Noemi Ester Pana Hernandez attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,506.67 which represents \$2,320.67 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
• On or before January 23, 2026	\$106.67
• On or before February 6, 2026	\$400.00
• On or before February 20, 2026	\$400.00
• On or before March 6, 2026	\$400.00

• On or before March 20, 2026	\$400.00
• On or before April 3, 2026	\$400.00
• On or before April 17, 2026	\$400.00

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 April 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 2, 2026
Date Issued

 Oluwatobi Abobarin
 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.