



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076683-25

In the matter of: 610, 137 LINDYLOU RD
Toronto ON M9M2B5

Between: Finch Main Gardens (West) Limited Landlord

And

Jesika Liseth Murcia Molina Tenant
Francisco Daniel Contreras Daniel

Finch Main Gardens (West) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jesika Liseth Murcia Molina and Francisco Daniel Contreras Daniel (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Finch Main Gardens (West) Limited (the 'Landlord') also applied for an order requiring Jesika Liseth Murcia Molina and Francisco Daniel Contreras Daniel (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex. This application was heard by videoconference on January 12, 2026.

The Landlord's Legal Representative, Samuel Kroman, and the Tenant attended the hearing and requested an order on consent. 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 tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$540.00 for the willful or negligent damage. The filing fee has been waived.
3. The Tenant shall pay to the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:

- a. Starting March 15, 2026 and ending October 15, 2027, the Tenant shall pay to the Landlord \$25.00 per month on or before the 15th day of the month;
 - b. On or before November 15, 2027, the Tenant shall pay to the Landlord the remaining balance of \$15.00.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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.
5. If the Tenant does not pay the Landlord the full amount owing on or before November 15, 2027, the Tenant will start to owe interest. This will be simple interest calculated from November 16, 2027, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Allana McComb
Member, 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.