



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

File Number: LTB-L-097554-25

In the matter of: 311, 390 ADMIRAL DR
LONDON ON N5V3C2

Between: Admiral Gardens Landlord

And

Mario Antonio Duran Tenant

Admiral Gardens (the 'Landlord') applied for an order to terminate the tenancy and evict Mario Antonio Duran (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The applications were heard together by videoconference on January 21, 2026.

The Landlord's Agent, Manny Bedi, and the Tenant resolved their matters directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the applications, and in so doing, understand that their legal rights to a hearing on the merits of the matters have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant has discontinued the application by paying all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement to the period ending January 31, 2026.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The application having been discontinued, the LTB's file relating to this matter is closed.

L2 Application – Persistent Late Payment of Rent

2. The tenancy between the Landlord and the Tenant shall continue on the following terms.
3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the 12-month period from February 1, 2026 to January 1, 2027.
4. If the Tenant fails to make any of the payments in paragraph 3 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.
5. The Tenant shall also pay to the Landlord \$163.94 for the balance owing on the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated annually from January 23, 2026 at 4.00% on the balance outstanding.

January 27, 2026
Date Issued

Janice Campbell
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.