



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

File Number: LTB-L-057580-25

In the matter of: 108, 733 DEVERON CRES
LONDON ON N5Z4X7

Between: Johnson Oonni Landlord

And

Jose Montepeque Tenants
Xochiti Espinosa Cortes

Johnson Oonni (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Montepeque and Xochiti Espinosa Cortes (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 20, 2026.

The Landlord's Representative, Samantha Lee, and the Tenant's Representative, Hugh Mai, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,525.00. It is due on the 4th day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$50.14. This amount is calculated as follows: \$1,525.00 x 12, divided by 365 days.
3. The rent arrears owing to January 31, 2026, are \$5,100.00.
4. The Landlord waives the \$186.00 application filing fee.
5. The Landlord collected a rent deposit of \$1,100.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the rent arrears.
6. The Tenant waives the \$127.05 interest owing to the Tenant for the period from September 30, 2019, to January 20, 2026.

7. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenants shall pay to the Landlords \$4,000.00. This amount includes rent arrears owing to the hearing date. The rent deposit the Landlord owes is deducted from the amount owing by the Tenants.
5. The Tenants shall pay to the Landlords the amount owing in paragraph 4 of this order in accordance with the following schedule:
 - \$200.00 on or before the 16th day of each month commencing February 16, 2026, and for the next 20 months up to and including September 16, 2027.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of February 2026 to March 2026.
7. If the Tenants fail to make the payments in accordance with paragraph 6 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants earlier than March 31, 2026.
8. If the Tenants do not pay the Landlord the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing under paragraph 4 of this order becomes due and payable immediately, and the Tenant will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

January 30, 2026
Date Issued

Eno Ubia
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.