



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094697-25

In the matter of: APT C, 107 PINE ST N
TIMMINS ON P4N 6K8

Between: 1000322785 Ontario Inc Landlord

and

Naomi Heart-Arellano Tenants
Jessica Arellano Tejeda

1000322785 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Naomi Heart-Arellano and Jessica Arellano Tejeda (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 agent, Monica Van Berlo, and the Tenant, Naomi Heart-Arellano, attended the hearing on behalf of all the Tenants.

At the hearing, the parties reached an agreement for the Tenant to pay the outstanding rent and future rent as follows:

- \$700.00 on January 30, 2026;
- \$400.00 weekly on Fridays;
- \$400.00 weekly on Fridays;
- \$1,000.00 as February 20, 2026;
- \$400.00 on March 6, 2026;
- \$400.00 on March 13, 2026; and
- \$942.00 on March 20, 2026.

I indicated to the parties that rent which has not come due cannot be ordered. The parties requested to proceed with the terms noted below with respect to the outstanding arrears.

The Landlord's agent consented to the agreement on behalf of the Landlord, and I am satisfied that Naomi Heart-Arellano understood the terms of the consent.

On consent, it is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,520.00 for arrears of rent up to January 31, 2026, which includes the filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due:	Payment Amount:
January 30, 2026	\$700.00
February 20, 2026	\$1,000.00
March 6, 2026	\$400.00
March 13, 2026	\$420.00

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 March 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails 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 Board 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.

January 29, 2026
Date Issued

 Adeela Alvez
 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.