



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

File Number: LTB-L-099042-25

In the matter of: 1135, 39 NIAGARA ST
TORONTO ON M5V 0T6

Landlord

Between: MCM Fund II (39 Niagara), LP Inc. and MCM Fund II (39
Niagara) Multi-Residential

and

Tenants

Veronica Soares Correa Bivar
Rafael Bivar

MCM Fund II (39 Niagara), LP Inc. and MCM Fund II (39 Niagara) Multi-Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Soares Correa Bivar and Rafael Bivar (the 'Tenants') because the Tenants have been persistently late in paying their rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 15, 2026.

The Landlord's representative, Faith McGregor, and the Tenants attended the hearing.

At the hearing, the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenants understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The Tenants has paid to the Landlord the filing fee of \$186.00 on December 30, 2025.
2. The tenancy between the Landlord and the Tenants continues if the Tenants meets the following conditions set out below.
3. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the twelve (12) month period commencing February 1, 2026 to January 31, 2027.
4. If the Tenants 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 Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenants.

January 27, 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.