



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

File Number: LTB-L-087548-25

In the matter of: 911, 7 Richgrove Dr
Toronto ON M9R2L1

Between: Minto Apartment Limited Partnership Landlord

And

Romy Fontana Tenant

Minto Apartment Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Romy Fontana (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on December 18, 2025.

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

Determinations:

1. The parties came before me and requested to resolve the application with the following consent.

On consent of the parties, it is ordered that:

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenant shall pay the lawful monthly rent for January 2026, on or before January 9, 2026.
4. Commencing February 1, 2026, and continuing until January 1, 2027, the Tenant shall pay to the Landlord their lawful monthly rent, in full and on time, on or before the first business day of each month.
5. If the Tenant fails to comply with the conditions set out in paragraph 3 and 4 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.
6. The Tenant has paid the application filing fee of \$186.00.

January 29, 2026

Date Issued

Reshad Nazeer

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.