



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

File Number: LTB-L-101895-25

In the matter of: 3, 144 PORTLAND ST
ETOBICOKE ON M8Y1B2

Between: ARMANDA MARMUGI Landlord

And

AQUILINO REYES Tenant

ARMANDA MARMUGI (the 'Landlord') applied for an order to terminate the tenancy and evict AQUILINO REYES (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 January 26, 2026.

The Landlord's Legal Representative, Eric Steiman and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. As the Tenant did not have a legal representative at the hearing, I ensured that the Tenant was entering into this consent willingly and she confirmed that she understood the agreement. I also explained to the Tenant that this order will be in effect today and in full force, prior to her receiving a copy of my order. The Tenant confirmed that she understood the ramifications of the order.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the amount of \$2,476.40 (monthly rent) to the Landlord by January 29, 2026.
2. The tenancy between the Landlord and the Tenant for 3-144 Portland Street, Etobicoke, Ontario (the rental unit) will be terminated as of March 22, 2026 on a final basis.
3. If the Tenant does not vacate the rental unit by March 22, 2026, the Landlord may file this order with the Sheriff to enforce the eviction on March 23, 2026.
4. 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 March 23, 2026.

4. If the Tenant does not pay the amount of \$2,476.40 (the monthly rent) to the Landlord by January 29, 2026, the tenancy will terminate on February 15, 2026. Although the parties requested a termination date of January 31, 2026 if the above payment was not made to the Landlord by January 29, 2026, this is the earliest termination date possible with the date of my order.
5. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Act*, for an order terminating the tenancy earlier than March 22, 2026 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 Board without notice to the Tenant.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application by March 22, 2026.
7. If the Tenant fails to make the payments owing under paragraphs 1 and 6, and by the dates required, the balance owing under these paragraphs of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

February 4, 2026
Date Issued

Carrie Bertrand
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.