



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

File Number: LTB-L-088884-25

In the matter of: 1605, 545 THE WEST MALL
TORONTO ON M9C1G6

Between: WEST MALL HOLDINGS JOINT VENTURE (1969) Landlord

And

DANNY BASEDO Tenant

WEST MALL HOLDINGS JOINT VENTURE (1969) (the 'Landlord') applied for an order to terminate the tenancy and evict DANNY BASEDO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord's Legal Representative, Sean Beard and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,023.50 (\$9,837.50 arrears, and \$186.00 filing fee) for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) A payment of \$1,500.00 will be paid on or before January 8, 2026
 - b) Payments in the amount of \$1,500.00 on or before the last day of each month starting February 2026 up to and including June 2026
 - c) A final payment of \$1,023.50 on or before the last day of July 2026.
3. 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 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 3, 2026
Date Issued

Samantha Greaves
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.