



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

File Number: LTB-L-103730-25

In the matter of: 3001, 120 OLD KINGSTON RD
AJAX ON L1T3Z2

Between: Unity Village Local 183 Landlord

And

Yadira Napoles Espinosa Tenant

Unity Village Local 183 (the 'Landlord') applied for an order to terminate the tenancy and evict Yadira Napoles Espinosa (the 'Tenant') because:

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

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, Leo Corsetti, the Tenant, Yadira Napoles Espinosa, and the Tenant's support, Suzanne Servant and Ivan Guarin.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The application is amended to reflect interest was paid on the last months rent deposit for the period June 30, 2024 to July 02, 2025.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months from February 2, 2026 to January 2, 2027.
2. 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 *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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- **\$40.00 on or before the 2nd day of each month, for a period of 4 months, from February 2, 2026, up to and including May 2, 2026; and,**
- **A final payment of \$26.00 on or before June 2, 2026.**

5. If the Tenant does not pay the Landlord the full amount owing on or before June 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 3, 2026 at 4.00% annually on the balance outstanding.

February 6, 2026

Date Issued

Rolland Roopchand

Hearings Officer, 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.