



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

File Number: LTB-L-095724-25

In the matter of: 111, 20 SANAGAN RD
ETOBICOKE ON M9V1R9

Between: Zev Investments Limited Landlord

And

Bernadette Banton Tenants
Dwayne Davis

Zev Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Bernadette Banton and Dwayne Davis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's Legal Representative, S. Marchionne, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,186.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$864.33 on or before the 15th day of each month for the period of February 1, 2026 to June 30, 2026; and
 - \$864.35 on or before July 15, 2026
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay

any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 3, 2026
Date Issued

Lisa Del Vecchio
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.