



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

File Number: LTB-L-098152-25

In the matter of: 729 FOUR WINDS WAY
MISSISSAUGA ON L5R4C3

Between: Daniels Gateway Rental Communities Landlord

And

Richard Tyson Tenants
Zareen Jaunbocus

Daniels Gateway Rental Communities (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Tyson and Zareen Jaunbocus (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe, and the Tenants have been persistently late in paying the Tenants rent.

This application was heard by videoconference on January 21, 2026. The Landlord's legal representative Cathy Corsetti, the Landlord's agent, Genevieve Chessie and the Tenants attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$5,656.43 which represents \$5,470.43 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$374.61 on or before March 20, 2026.
 - \$1,000.00 on or before the 20th day of each month in 5 equal payments commencing April 20, 2026, up to and including August 20, 2026.
 - \$281.82 on or before September 20, 2026.
3. The Tenants shall pay to the Landlord rent for the month of February 2026 in accordance with the following schedule:

- \$500.00 on or before February 1, 2026.
 - \$1,000.00 on or before February 20, 2026.
 - \$625.39 on or before March 20, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail to make any one of the payments in accordance with paragraphs 2-4 of 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 Act 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.

L2 Application

6. The Tenants shall also pay to the Landlord the monthly rent due on or before the first day of each month for a period of 12 months commencing October 1, 2026, to September 1, 2027, or for a 12-month period immediately following the completion of payment of rent arrears.
7. If the Tenants fail to make any one of the payments in accordance with paragraph 6 of this order, 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 Act for an order terminating the tenancy and evicting the Tenants.

February 2, 2026
Date Issued

Oluwatobi Abobarin
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.