



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

File Number: LTB-L-070351-25

In the matter of: 2201, 20 EMERALD ST N
HAMILTON ON L8L8A4

Between: Sons of Italy Housing Emerald Corp. c/o Landlord
DMS Property Management Ltd.

And

Daniel Dominguez Moreno Tenants
Carmen Verdiana Ceja Ruiz

Sons of Italy Housing Emerald Corp. c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Dominguez Moreno and Carmen Verdiana Ceja Ruiz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 26, 2026.

The Landlord representative Emily McGivern and the Tenants Daniel Dominguez Moreno representing all Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,223.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$43.00.
4. The Landlord is entitled to \$175.00 to reimburse the Landlord for administration charges and bank fees the Landlord incurred as a result of cheques given by or on behalf of the Tenants which were returned NSF.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owes the Landlord is \$404.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$404.00 for arrears of rent up to January 31, 2026 and costs and unpaid NSF charges.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before **February 1, 2026**.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for **February 1, 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 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**.

February 2, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.