



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089983-25

In the matter of: 2508, 231 FORT YORK BLVD
TORONTO ON M5V1B2

Between: Vladimir Suslov Landlord
Natalia Suslova

And

Christopher Perez Quirola Tenant
Valeria Lopez

Vladimir Suslov and Natalia Suslova (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Perez Quirola and Valeria Lopez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlord's Representative Evgeny Aptekar, the Landlord Vladimir Suslov and the Tenant Christopher Perez Quirola attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. Based on the bi-weekly rent, due on the 3rd and 18th of each month, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$1,450.00 x 2 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 17, 2026 are \$11,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.
8. The Landlord requested termination of the tenancy by way of a standard order.
9. The Tenant acknowledged the arrears owing and requested that his tenancy be preserved. The Tenant testified that he was travelling back and forth to Ecuador due to family illness and he believed his girlfriend was paying the rent, only to find out that she had not.
10. The Tenant proposed a repayment plan in the amount of \$550.00 on the 3rd and 18th of each month and continuing on until the arrears are paid in full.
11. The Landlord submitted that they were not agreeing to the payment plan and the arrears have financial impacted the Landlords.
12. Balancing the interests and prejudices to each of the parties, I find that the repayment of the arrears by way of the Tenant's proposed payment plan is reasonable based on his circumstances. This will allow the Tenant's housing to be preserved, and repayment can be made with prejudice to the Landlord alleviated by allowing the Landlord to apply to the Board for termination of the tenancy without further notice to the Tenant in the event the Tenant fails to comply with the conditions in this Order.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$11,786.00 which represents the amount of rent owing up to January 17, 2026, and the cost of filing the application.
2. The Tenant shall pay this amount owing to the Landlord as follows:

February 18, 2026	\$550.00		
March 3, 2026	\$550.00	March 18, 2026	\$550.00
April 3, 2026	\$550.00	April 18, 2026	\$550.00
May 3, 2026	\$550.00	May 18, 2026	\$550.00
June 3, 2026	\$550.00	June 18, 2026	\$550.00
July 3, 2026	\$550.00	July 18, 2026	\$550.00
August 3, 2026	\$550.00	August 18, 2026	\$550.00
September 3, 2026	\$550.00	September 18, 2026	\$550.00

October 3, 2026	\$550.00	October 18, 2026	\$550.00
November 3, 2026	\$550.00	November 18, 2026	\$550.00
December 3, 2026	\$550.00	December 18, 2026	\$550.00
January 3, 2027	\$236.00		

3. The Tenant shall also pay to the Landlord new rent on time and in full as it becomes due and owing for the period of February 18, 2026, through to January 3, 2027, 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 17, 2026.

February 3, 2026
Date Issued

 Brenda Mercer
 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.