



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096239-25

In the matter of: 215, 605 MILL ST
WINDSOR ON N9C4B7

Between: Windsor Essex Community Housing Corporation Landlord

And

Francesco Cerullo Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Francesco Cerullo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 29, 2026.

The Landlord's Representative, Brandon Valley, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,172.00. This amount represents \$7,986.00 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$239.00 on or before the 1st day of each month commencing March 1, 2026, and for the next 34 months up to and including December 1, 2028, and
 - \$46.00 on or before January 1, 2029.
3. The Tenant shall pay to the Landlord lawful rent of \$561.00 for February 2026 as follows:
 - \$239.00 on or before the 1st day of each month from February 1, 2029, to March 1, 2029, and
 - \$83.00 on or before April 1, 2029.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 2026, to April 2029, or until the arrears are paid in full, whichever date is earliest.
5. 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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 31, 2026.

February 6, 2026
Date Issued

Eno Ubia
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.