



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

File Number: LTB-L-092874-25

In the matter of: 705, 146 DOWLING AVENUE
TORONTO ON M6K3A7

Between: 940412 Ontario Ltd Landlord

And

Lindaflor Andaya Tenant

940412 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Lindaflor Andaya (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 2, 2026.

The Landlord's Legal Representative, Emily Barbati, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation. The Tenant's support person, Jesusana Villegas, also attended.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,035.29.
2. The total amount the Tenant owes to the Landlord is \$2,706.08 including arrears of rent (\$2,520.08) and costs (\$186.00) up to February 28, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,706.08 which represents the arrears of rent (\$2,520.08) and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
February 20, 2026	\$1,000.00
March 20, 2026	\$1,106.08

- b. The Tenant shall also pay the Landlord the rent for March 2026 in full, on or before March 1, 2026.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 9, 2026
Date Issued

 Angela McLaughlin
 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.