



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-098592-25

In the matter of: Basement, 1517 DUSTY DR
PICKERING ON L1X0C8

Between: Anchana Pirapakaran Landlord

And

Noemi Rosa Mendosza Tenant

Anchana Pirapakaran (the 'Landlord') applied for an order requiring Noemi Rosa Mendosza (the 'Tenant') to pay the rent that the Tenant owes.

This application was mediated by videoconference on February 2, 2026. Paralegal, Mohan Subramaniam, attended with the Landlord. The Tenant attended along with her daughter-in-law, Melanie Heron, for support. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Tenant vacated the rental unit on February 1, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period ending February 1, 2026.
3. The current rent was \$1,500.00. It is due on the 1st day of each month.
4. The parties negotiated the amount of rent arrears owing by the Tenant to the Landlord. The Last Month's Rent deposit was applied to the last month of the tenancy. The parties agree the Tenant owes the Landlord \$1,400.00 for the period ending February 1, 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the parties agree the Tenant owes the Landlord \$1,586.00 (\$1,400.00 + \$186.00) for the period ending February 1, 2026.
7. For information purposes only, the Tenant plans to pay the Landlord:

- . \$500.00 minimum on or before March 1, 2026
- . \$500.00 minimum on or before April 1, 2026 and
- . \$586.00 on or before May 1, 2026.

If the Tenant complies with the payment plan, the Landlord will not enforce the order or charge interest.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,586.00. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 11, 2026
Date Issued

Shawn Hayman
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.