



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

File Number: LTB-L-096612-25

In the matter of: 5, 11 COURT ST N
MILTON ON L9T2S2

Between: BOER HOLDINGS INC. Landlord

And

VALERIE ARAUJO Tenant

BOER HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict VALERIE ARAUJO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords Legal Representative Jorge Andres Steinmetz and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

The parties agree if the Tenant is owing any utilities the Landlord can deduct this amount owing from the \$20,000 when the Tenant moves out June 30, 2026.

It is ordered on consent that:

1. The Landlord is Waiving \$16,381.90 in arrears that the Tenant owes.
2. The Landlord is providing to the Tenant \$20,000 on June 30, 2026, when the Tenant returns the keys to the landlord.
3. The Tenant agrees to withdraw any section 82. claims.
4. The Tenant shall pay to the Landlord the amount set out in accordance with the following schedule:

Date Payment Due	Amount of Payment
February rent February 2, 2026	\$500.00
February rent February 16, 2026	\$500.00
February rent February 28, 2026	\$500.00

5. 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 1, 2026, to May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
6. 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 #4 #5 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 date arrears run to.

February 6, 2026
Date Issued

 Jennifer Buckminster
 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.

