



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

File Number: LTB-L-099361-25

In the matter of: 607, 35 GULLIVER RD
NORTH YORK ON M6M2M3

Between: 2211614 ONTARIO INC. Landlord

And

LIDIA MONICA MAGALHAES DE ARAUJO Tenant

2211614 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict LIDIA MONICA MAGALHAES DE ARAUJO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on February 5, 2026. The Landlord Gilbert Gbego Tossa and the Tenant Lidia Monica Magalhaes de Araujo participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,815.29 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting February 15, 2026, for a period of 11 consecutive months, the Tenant shall make monthly payments of \$500.00 to the Landlord due on or before the 15th of every month.
 - b) The Tenant shall make one last payment of \$315.29 due on or before January 15, 2027.
3. 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 January 1, 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 February 28, 2026.

February 9, 2026

Date Issued

Isabelle Bouvier

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.