



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

File Number: LTB-L-098131-25

In the matter of: 1, 260 DESCHAMPS AVE
VANIER ON K1L5Y8

Between: Regina Brasil Landlord

And

Samuel Miller Tenant

Regina Brasil (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 3, 2026. The Landlord's legal representatives, Allan Kouri and the Tenant attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,112.39. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$1,572.30 which represents arrears of rent (\$1,386.30) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20, 2026	\$500.00
March 16, 2026	\$500.00
April 20, 2026	\$572.30

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting March 1, 2026 and continuing each month until April 1, 2026, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 9, 2026
Date Issued

Floredana Ungureanu
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.