



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

File Number: LTB-L-098856-25

In the matter of: 607, 190 KERR ST
OAKVILLE ON L6K3A9

Between: Kerr (190) Div.

FEB 11, 2026

Landlord

And

Juvenal DeQuadros
Rosa DeQuadros

Tenants

Kerr (190) Div. (the 'Landlord') applied for an order to terminate the tenancy and evict Juvenal DeQuadros and Rosa DeQuadros (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on February 5, 2026. The Landlord's representative Renata Zafirovska and the Tenants Juvenal DeQuadros and Rosa DeQuadros participated in mediation. The Tenants also consulted with Tenant Duty Counsel prior to 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 Tenants shall pay to the Landlord \$5,951.82 for arrears of rent up to February 28, 2026, and costs (application filing fee of \$186.00).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before February 25, 2026, the Tenants shall make a payment of \$500.00 to the Landlord.
 - b) On or before March 25, 2026, the Tenants shall make a payment of \$3,000.00 to the Landlord.
 - c) Starting April 25, 2026, for a period of 4 consecutive months, the Tenants shall make monthly payments of \$500.00 to the Landlord due on or before the 25th of every month.
 - d) The Tenants shall make one last payment of \$451.82 due on or before August 25, 2026.

3. The Tenants 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 August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 11, 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.