



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

File Number: LTB-L-104811-25

In the matter of: 108, 33 DAWSON RD
GUELPH ON N1H5V3

Between: Parkwoods Management Inc. Landlord

And

Siforan Tesfazghi Tenant

Parkwoods Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Siforan Tesfazghi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 5, 2026. The Landlord's legal representative Richard Hissey and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,642.47 which represents arrears of rent (\$3,456.47) 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 full on or before March 15, 2026.
3. The lawful monthly rent due on March 1, 2026 shall be paid by the Tenant in full on or before March 15, 2026.

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 17, 2026

Date Issued

Sandra Sabourin

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.