



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

File Number: LTB-L-000160-26

In the matter of: 1006, 4 GOLDFINCH CRT
NORTH YORK ON M2R2C3

Between: Elm Place Inc. - 4 Goldfinch Court Landlord

And

Daniel Garcia Carbajal Tenant

Elm Place Inc. - 4 Goldfinch Court (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Garcia Carbajal (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 9, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Sharon Harris, the Tenant, and the Tenant's Spanish Translation Support Alison Garcia were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The Tenant paid the Landlord the \$186.00 filing fee prior to mediation.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of 12-months, commencing March 01, 2026, up to and including February 01, 2027.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 13, 2026
Date Issued

Adam Rogers
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.