



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

File Number: LTB-L-100480-25

In the matter of: 407, 7285 TRANBY AVE
WINDSOR ON N8S4P3

Between: Amiraco Properties Inc. Landlord

And

Rachel Woodley Tenants
Matthew Giordimaina
Paul Giordimaina

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Woodley, Matthew Giordimaina and Paul Giordimaina (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 9, 2026. Paralegal, Charlotte Williams (CW), on behalf of the Landlord. Tenant, Rachel Woodley, attended on behalf of all the Tenants. CW accepted her verbal authorization. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current monthly rent is \$1,579.34. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026 are \$1,371.70.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$1,557.70 (\$1,371.70 + \$186.00).

7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,371.70 for arrears of rent up to February 28, 2026 and \$186.00 costs, totalling \$1,557.70.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$1,557.70) in accordance with the following schedule:

 . \$1,557.70 on or before February 20, 2026.
3. 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 Tenant pay any new arrears, NSF fees and related charges that became owing after March 1, 2026.

February 20, 2026
Date Issued

Shawn Hayman
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.