



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

File Number: LTB-L-094507-25

In the matter of: 304, 2837 YONGE ST
TORONTO ON M4N0A7

Between: SKPM Rents 11 Landlord

And

Carla Pereira Sores Tenants
Christopher Phillip

SKPM Rents 11 (the 'Landlord') applied for an order to terminate the tenancy and evict Carla Pereira Sores and Christopher Phillip (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on February 5, 2026.

The Landlord's Representative, Sylwia McArthur, and the Tenants were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,861.71. This amount represents \$6,675.71 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,400.00 on or before February 10, 2026,
 - \$575.00 on or before the 1st day of each month commencing March 1, 2026, and for the next 5 months up to and including July 1, 2026; and
 - \$586.71 on or before August 1, 2026, for the balance of arrears owing.
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 2026 to August 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 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 *Residential Tenancies Act, 2006* (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 12, 2026

Date Issued

Eno Ubia

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.