



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

File Number: LTB-L-101170-25

In the matter of: 1027 ELGIN ST NORTH
CAMBRIDGE ON N1R8J1

Between: Brandon Senwasane Landlord

And

Felicia Cabral (Duarte) Tenants
Nino Duarte

Brandon Senwasane (the 'Landlord') applied for an order to terminate the tenancy and evict Felicia Cabral (Duarte) and Nino Duarte (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 9, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne. The Landlord Brandon Senwasane and The Tenants Felicia Cabral (Duarte) and Nino Duarte were present. The Tenants did speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenants shall pay to the Landlord \$7,530.00 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$7,530.00 on or before March 9, 2026.
3. The Tenants shall also pay the Landlord the rent in full and on time, on or before March 1, 2026, or until there are no arrears owing, whichever comes first.

4. If the Tenants 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 27, 2026

Date Issued

Monique Browne

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.