



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097911-25

In the matter of: 5, 927 WILSON AVE
NORTH YORK ON M3K1E8

Between: 592182 ONTARIO LIMITED Landlord

And

NONNETTE N. SAN MIGUEL Tenants
EPIFANIA ORINA
MARYLIN TOMAS ANCHETA

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

592182 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NONNETTE N. SAN MIGUEL, EPIFANIA ORINA and MARYLIN TOMAS ANCHETA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 11, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Amy McCue, attended the mediation session. The Tenant, NONNETTE N. SAN MIGUEL, also attended on behalf of all Tenants and had consulted with Duty Counsel prior to the session.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$4,226.10** for arrears of rent up to **February 28, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,450.00	On or before February 13, 2026

\$450.00	On or before March 15, 2026
\$400.00	15 th day of each month for 5 months from April 2026 to August 2026
\$326.10	On or before September 15, 2026

3. The Tenant shall also pay to the Landlord the new rent, in full and on time, as it becomes due and owing for the period from **March 1, 2026, to September 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
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

 Felicia Puscalau
 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.