



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

File Number: LTB-L-097633-25

In the matter of: 606, 1A RICHVIEW RD
ETOBICOKE ON M9A4M5

Between: H&R Property Management Ltd. Landlord

And

Mayeli I Macias De Cepeda Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mayeli I Macias De Cepeda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 10, 2026. Before the start of the hearing, the Landlord's Representative, Emily Barbati and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$3,593.04**, which represents the arrears of rent (\$3,407.04) and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 15, 2026	\$600.00
March 15, 2026	\$600.00
April 15, 2026	\$600.00
May 15, 2026	\$600.00

June 15, 2026	\$600.00
July 15, 2026	\$593.04

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of March 2026 to July 2026, or until there are no arrears owing, whichever comes first.
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

Sarah Visnovec
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.