



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-102070-25

In the matter of: 2ND FLOOR, 275 OAKWOOD AVE
TORONTO ON M6E2V3

Between: MARIA DEMASI Landlord
BENITO ANTONIO DEMASI

And

TYLER JOHN CALLEN Tenant

MARIA DEMASI and BENITO ANTONIO DEMASI (the 'Landlords') applied for an order requiring TYLER JOHN CALLEN (the 'Tenant') to pay the rent that the Tenant owes.

The application was scheduled to be heard on February 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlords and the Tenant attended the hearing.

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

Agreed facts:

1. The parties mutually agree that the Landlords shall only communicate with the Tenant via email.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$8,380.48. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 above, in accordance with the following schedule:
 - a) \$100.00 on or before the first day of each month, for the period beginning, March 1, 2026, up to and including January 1, 2033; and

- b) \$80.48 on or before February 1, 2033.
3. If the Tenant does not pay the Landlord the amount owing under paragraph 1 above, on or before the agreed upon dates outlined in paragraph 2 above, the balance owing shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207 (7) of the Act.

February 20, 2026
Date Issued

Michelle Forrester
Hearing 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.