



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

File Number: LTB-L-102517-25

In the matter of: 408, 1385 MIDLAND AVE
TORONTO ON M1P3B8

Between: 1704580 ONTARIO LIMITED O/A MERL PROPERTIES Landlord

And

FE TORRES Tenant

1704580 ONTARIO LIMITED O/A MERL PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict FE TORRES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 17, 2026. The Landlord's legal representative, Lily McMillan, the Tenant and the Tenant's support, Bagnos Torres (Tenant's son) attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant paid all arrears of rent owing for the period ending February 28, 2026, prior to the hearing.
2. The only amount outstanding is the Landlord's cost of filing the application (\$186.00).

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before March 1, 2026.

3. If the Tenant fails to make the payment in accordance with paragraph 2 in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

February 19, 2026

Date Issued

Floredana Ungureanu

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.