



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: June Avenue Apartments Inc. v Velasquez, 2026 ONLTB 16224

Date: 2026-02-23

File Number: LTB-L-080701-25-RV

In the matter of: 304, 26 JUNE AVE
BRAMPTON ON L6V1W4

Between: June Avenue Apartments Inc. Landlord

And

Reinaldo Velasquez Tenants
Jose Velasquez

Review Order

June Avenue Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Reinaldo Velasquez and Jose Velasquez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-080701-25 issued on December 22, 2025.

On January 21, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 22, 2026, interim order LTB-L-080701-25-RV-IN was issued, staying the order issued on December 22, 2025.

This application was heard by videoconference on February 17, 2026.

The Landlord's legal representative, A. Hall, and the Tenant, R. Velasquez, attended the hearing.

Agreed Facts:

1. The arrears owed by the Tenants to the Landlord to February 28, 2026, are \$6,871.39.
2. As of the date of the hearing, the Tenants have paid the Landlord \$6,303.70 by personal cheques, that have not yet been cleared.
3. The Landlords have granted the Tenants until February 20, 2026, for the cheques mentioned in paragraph #2, above, to clear.
4. The monthly rent is due on the first day of each month.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-L-080701-25 issued on December 22, 2025, is granted.
2. Order LTB-L-080701-25 issued on December 22, 2025, and interim order LTB-L-080701-25-RV-IN issued on January 22, 2026, are both cancelled. They are replaced by the following order.
3. The Tenants shall pay to the Landlord \$6,871.39 for arrears of rent, as well as costs, up to February 28, 2026.
4. The Tenants shall pay to the Landlord the amount set out in paragraph #3 in accordance with the following schedule:
 - (a) \$6,303.70 on or before February 20, 2026,
 - (b) For the months of March, April and May 2026, \$189.23 on or before the sixth day of each of those months, respectively.
5. The Tenants shall also pay to the Landlord new rent, in full, for the months of March, April and May 2026, no later than the sixth day of each of those months, respectively.
6. If the Tenants fail to make any one of the payments in accordance with paragraphs #4 and #5 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph #3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 23, 2026
Date Issued

Nancy Morris
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.