



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

File Number: LTB-L-099290-25

In the matter of: 55 ONDREY ST
BRADFORD ON L3Z2W9

Between: Jason Muto Landlord

And

Pasqualino Barbato Tenant

Jason Muto (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Pasqualino Barbato (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 19, 2026. The Landlord was present and self-represented. The Tenant attended and was self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord named a second tenant on the application, Amy Wood. The Landlord and the Tenant agreed that Ms. Wood left the unit in August of 2025 and has not been back to the unit since nor has been in touch with the Tenant or the Landlord. Therefore, the parties present agreed to remove Amy wood as a Tenant to the application.
- b. The current monthly rent is \$2,300.00. It is due on the 1st of each month.

It is ordered on consent that:

1. The Landlord's application is amended to remove Amy Wood as a Tenant.
2. The Tenant shall pay to the Landlord \$7,086.00. This amount represents \$6,900.00 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
May 31, 2026	\$2,362.00
August 31, 2026	\$2,362.00
November 30, 2026	\$2,362.00

4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including November 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any 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 2 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 27, 2026
Date Issued

 Joanne Lolato

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.