



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

File Number: LTB-L-050366-25-RV

In the matter of: 601, 79 JAMESON AVE
TORONTO ON M6K2W7

Between: Medallion Corporation Landlord

And

Brandon Cardoso Tenant
Helen Cardoso

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Cardoso and Helen Cardoso (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant in this decision’s title of proceedings.

The application was resolved by Order LTB-L-050366-25 on December 10, 2025.

On January 26, 2026, LTB-L-050366-25-RV-IN was issued stating that the Order was stayed and the LTB would schedule a hearing of the Tenant’s request to review.

The application was scheduled to be heard by video conference on February 19, 2026. The Landlord’s Agent Mila Magpayo attended and was represented by Samuel Korman. The Tenant, Helen Cardoso attended and was represented by Tracey Yu. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

The Parties agreed:

- a. The request to review Order LTB-L-050366-25, issued on December 10, 2025, is granted.
- b. Order LTB-L-050366-25 issued on December 10, 2025, is cancelled and replaced with this Order.
- c. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
- d. As of the hearing date, the Tenant was still in possession of the rental unit.
- e. The lawful rent is \$1,645.25. The rent is due on the 1st day of each month.
- f. The Landlord's Representative indicated that the Landlord incurred a sheriff enforcement fee in the amount of \$321.00. The Landlord will waive \$220.00 of this fee, and the Tenant will pay the remaining \$101.00 to the Landlord. This amount will be added to the rent arrears.
- g. The rent arrears owing by the Tenant up and including February 28, 2026, including the \$186.00 application filing fee and the agreed upon portion of the sheriff enforcement fee are \$5,257.36.
- h. The rent due on March 1, 2026, will be a delayed payment and due on or before March 15, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,257.36 for arrears of rent up to February 28, 2026, including the application filing fee and portion of the sheriff enforcement fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 15, 2026	\$250.00
May 15, 2026	\$250.00
June 15, 2026	\$250.00
July 15, 2026	\$250.00
August 15, 2026	\$250.00
September 15, 2026	\$250.00
October 15, 2026	\$250.00
November 15, 2026	\$250.00
December 15, 2026	\$250.00
January 15, 2027	\$250.00
February 15, 2027	\$250.00
March 15, 2027	\$250.00
April 15, 2027	\$250.00
May 15, 2027	\$250.00
June 15, 2027	\$250.00
July 15, 2027	\$250.00
August 15, 2027	\$250.00
September 15, 2027	\$250.00
October 15, 2027	\$250.00
November 15, 2027	\$250.00
December 15, 2027	\$257.36

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period, of and including March 15, 2026 (due to the agreed upon delayed payment), to December 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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 25, 2026

Date Issued

Helen Giannini

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.