



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

File Number: LTB-L-100305-25

In the matter of: 612, 521 FINCH AVE W
Toronto ON M2R 1N3

Between: Ranee Management Landlord

and

Emelie Devilleres Tenants
Allan Dione Lopez

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Emelie Devilleres and Allan Dione Lopez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on February 23, 2026.

The Landlord's Representative Elizaveta Povargo and the Tenant Allan Dione Lopez, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Allan Dione Lopez did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased \$1,262.52 on January 1, 2026. It is due on the 1st day of each month.
- 2) The Tenants have paid \$5,008.79 to the Landlord since the application was filed.
- 3) The rent arrears owing to February 28, 2026 are \$263.06.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Should the Tenants make any extra payments to the Landlord while the arrears are still outstanding, the Tenants will notify the Landlord in writing how to apply the extra payment (i.e. to the upcoming monthly payment of rent arrears, or to the upcoming regular monthly

rent, or to lower the total balance of arrears and decrease the number of arrears payments).

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$449.06. This amount includes rent arrears owing up to February 28, 2026 and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 1, 2026	\$37.42
April 1, 2026	\$37.42
May 1, 2026	\$37.42
June 1, 2026	\$37.42
July 1, 2026	\$37.42
August 1, 2026	\$37.42
September 1, 2026	\$37.42
October 1, 2026	\$37.42
November 1, 2026	\$37.42
December 1, 2026	\$37.42
January 1, 2027	\$37.42
February 1, 2027	\$37.44

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period March 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 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.
5. This order on consent is in full and final settlement of this application.

February 25, 2026
Date Issued

Denise Hannivan
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.