



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005628-26

In the matter of: B, 1644 KEELE ST
Toronto ON M6M3W1

Between: Thomas Chan Landlord
Gloria Ip

And

Anderson Tapiero Miranda Tenant
Ana Luz Ramos Navaro

Thomas Chan and Gloria Ip (the 'Landlord') applied for an order to terminate the tenancy and evict Anderson Tapiero Miranda and Ana Luz Ramos Navaro (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

On February 20, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Christine Leitch. The Landlord's Representative, Joey Kay and the Tenant, Anderson Tapiero Miranda on behalf of both Tenants, participated in the mediation.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months beginning March 1, 2026 up to and including February 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Landlord waives \$186.00 for the cost of filing the application.

February 26, 2026
Date Issued

Christine Leitch
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.