



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103173-25

In the matter of: 1208, 125 Bamburgh Cir.
Scarborough, ON M1W 3G4

Between: SKPM Rents 15 Landlord

And

Gilbert Guimmayen Tenants
May Rose Guimmayen

SKPM Rents 15 (the 'Landlord') applied for an order to terminate the tenancy and evict Gilbert Guimmayen and May Rose Guimmayen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026.

The Landlord's Representative, S. McArthur, and the Tenant, May Rose Guimmayen, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$1,753.16, which includes \$1,567.16 for arrears owing up to February 28, 2026; and \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

a) On or before February 19, 2026.	\$450.00
b) On or before March 15, 2026.	\$450.00
c) On or before April 15, 2026.	\$450.00
d) On or before May 15, 2026.	\$403.16
2. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of the month, for the period from March 1, 2026 through to May 1, 2026, or until the arrears are paid in full, whichever date is earliest.

3. 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.

March 3, 2026

Date Issued

Sheena Brar

Member, 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.