



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

File Number: LTB-L-096794-25

In the matter of: 304, 235 GREY ST
LONDON ON N6B3R1

Between: M. F. ARNSBY PROPERTY MANAGEMENT Landlord

And

Guilio Ditommaso Tenant

M. F. ARNSBY PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Guilio Ditommaso (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 9, 2026. The Landlord's agent, Leonard Ancheta and the Tenant attended the hearing.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$743.00. It is due on the 1st day of each month.
2. The arrears of rent owing to February 28, 2026, inclusive of the application filing fee of \$186.00 are \$1,243.50.
3. The Landlord agrees to give the Tenant until the 25th day of each month for the monthly rental payments to be received.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,243.50, which represents the arrears of rent owing to February 28, 2026, and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$743.00 on or before February 28, 2026;
 - b. Payments of \$100.00 on or before the 1st day of each month starting March 1, 2026, and continuing each month until June 1, 2026; and
 - c. A final payment of \$100.50 on July 1, 2026.

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 starting March 1, 2026, and continuing each month until July 1, 2026, 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 owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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.

March 3, 2026
Date Issued

Britney Sooknanan
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.