



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

File Number: LTB-L-094839-25

In the matter of: 606, 672 KENNEDY RD
TORONTO ON M1K2B6

Between: MERKUR PROPERTIES Landlord

And

LINUS DE ROSARIO Tenants
ROSELLE PACIS

MERKUR PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict LINUS DE ROSARIO and ROSELLE PACIS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on January 29, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Geoff Paine and the Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested a consent order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,060.18 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
February 2026 lawful rent	On or before February 10, 2026
\$1,000.00	On or before February 28, 2026
\$1,000.00	On or before the 20 th day of each month for 3 months from March 2026 to May 2026

\$1,060.18	On or before June 20, 2026
------------	----------------------------

3. The Tenants shall also pay the lawful monthly rent in full and on the first day of each month for the period March 2026 to June 2026, 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 January 31, 2026.

March 2, 2026
Date Issued

Roxanne Theriault
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.