



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-091262-24-AM

In the matter of: 01, 1760 WILSON AVE
NORTH YORK ON M3L1A9

Between: WILSON PROPERTY HOLDINGS INC Landlord

And

MERCEDES CORDOBA Tenant
ALFREDO CORDOBA

WILSON PROPERTY HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict MERCEDES CORDOBA and ALFREDO CORDOBA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 17, 2025.

The Landlord's legal representative David Moak and the Tenant Mercedes Cordoba attended the hearing. Mercedes Cordoba attended the hearing on behalf of both Tenants.

The parties before the LTB consented to the following order:

This amended order is issued to correct clerical errors in the order issued on March 31, 2025.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,983.16 for arrears of rent up to March 31, 2025 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Payment Due Date</u>	<u>Payment Amount</u>
May 20, 2025	\$1,000.00
June 20, 2025	\$1,000.00

July 20, 2025	\$1,000.00
August 20, 2025	\$1,000.00
September 20, 2025	\$1,000.00
October 20, 2025	\$1,000.00
November 20, 2025	\$1,000.00
December 20, 2025	\$1,000.00
January 20, 2026	\$1,000.00
February 20, 2026	\$983.16

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 April 1, 2025 to February 28, ~~2025~~**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 to be paid by the Tenant to the Landlord 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 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 March 31, 2025.

March 31, 2025
Date Issued

 Jeremy Henderson
 Member, Landlord and Tenant Board

March 04, 2026
Date Amended

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.