



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107436-25

In the matter of: 2, 217 MIDLAND AVE
MIDLAND ON L4R3K1

Between: raffaele orlando Landlord

And

Jessika simonek Tenant

raffaele orlando (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Jessika simonek (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 3, 2026. Jennifer Murray, licenced paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,461.00. This amount represents \$7,275.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before March 6, 2026;
 - \$200.00 on or before the 1st day of each month starting April 2026 through to and including November 2028; and
 - \$61.00 on or before December 1, 2028
3. The Tenant shall pay the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including December 2028 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, 2026.

March 11, 2026
Date Issued

Joanne Lolato
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.