



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

File Number: LTB-L-102924-25

In the matter of: 308, 165 Erskine Ave.
Toronto, ON M4P 1Y8

Between: Homestead Land Holdings Limited Landlord

And

Rafaela Galindo Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Rafaela Galindo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 5, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Ashleigh Searles, and the Tenant attended the hearing.

The parties reached consent prior to the mediation, and mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,588.60 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$448.58 on or before April 20, 2026.
 2. \$448.58 on or before May 20, 2026.
 3. \$448.58 on or before June 20, 2026.
 4. \$448.58 on or before July 20, 2026.
 5. \$448.58 on or before August 20, 2026.
 6. \$448.58 on or before September 20, 2026.

7. \$448.58 on or before October 20, 2026.
8. \$448.54 on or before November 20, 2026.
3. The Tenant 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 April 1, 2026, to November 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 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 10, 2026
Date Issued

Maryam Cooper
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.