



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-007209-26-SA

In the matter of: 1501, 190 EXBURY RD
NORTH YORK ON M3M1R8

Between: 1212763 Ontario Ltd. Landlord

And

Marcelo Nazareno Tenant

1212763 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Marcelo Nazareno (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 15, 2026, with respect to application LTB-L-084757-25.

The Landlord's application was resolved by order LTB-L-007209-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007209-26 on January 30, 2026.

This motion was heard by videoconference on March 4, 2026. Instead, the Landlord's Representative, paralegal, Sharon Harris and the Tenant, Marcelo Nazareno, advised that the parties advised that the parties had reached an agreement. The Tenant did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,100.88. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026, are \$8,504.48

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$2,101.32 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$7.13 is owing to the Tenant for the period from January 1, 2026, to February 28, 2026.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-007209-26, issued on January 30, 2026, is granted.
2. Order LTB-L-007209-26, issued on January 30, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 15, 2026, with respect to LTB-L-084757-25 cancelled and replaced as follows:
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,690.48 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 31, 2026.**
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,757.43. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
9. The Tenant shall also pay the Landlord compensation of \$69.07 per day for the use of the unit starting March 5, 2026, until the date the Tenant moves out of the unit.
10. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 31, 2026.

March 13, 2026
Date Issued

Pauline Brewster
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 30, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$8,504.48
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8,690.48

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date (March 4, 2026)	\$6,679.88
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,101.32
Less the amount of interest on the last month's rent	-\$7.13
Total amount owing to the Landlord	\$4,757.43
Plus daily compensation owing for each day of occupation starting March 5, 2026.	\$69.07 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	