



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006119-26

In the matter of: 1106, 701 DON MILLS RD
EAST YORK ON M3C1R9

Between: Elm Place Inc. – 701 Don Mills Road Landlord

And

Daniel Lozano Tenant

Elm Place Inc. – 701 Don Mills Road (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Lozano (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on March 5, 2026.

The Landlord's Legal Representative, Sharon Harris, attended on the Landlord's behalf.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant has already paid the application filing fee to the Landlord.
2. The Tenant will pay the rent for March 2026 on or before March 20, 2026.

On consent, it is ordered that:

1. The Tenant shall pay the regular monthly rent on or before the 1st day of each month starting April 1, 2026 up to and including March 1, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 13, 2026
Date Issued

Angela McLaughlin
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.