



**Order under Section 21.2
of the Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-074706-25-RV

In the matter of: 911, 35 TOBERMORY DR
NORTH YORK ON M3N2R6

Between: SKPM RENTS 20 Landlord

And

MITZE LEON Tenant

SKPM RENTS 20 (the 'Landlord') applied for an order to terminate the tenancy and evict MITZE LEON (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.

The application was resolved by Order LTB-L-074706-25, issued on December 10, 2025.

On February 9, 2026, the Tenant requested a review of the order and an interim order was issued on February 10, 2026 staying the order until otherwise ordered.

The Request for the Review was mediated by videoconference on March 11, 2026. Paralegal, Sharon Harris, attended on behalf of the Landlord. The Tenant attended. She has previously talked to Legal Aid. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Preliminary Matter:

The parties agree to review and replace Order LTB-L-074706-25.

Agreed Upon Information:

The current monthly rent is \$2,624.46.

The Tenant owes the Landlord rent arrears of \$4,894.41 for the period ending March 31, 2026 plus the Landlord's filing costs of \$186.00 plus the Sheriff's costs of \$333.00, totalling \$5,413.41.

Pursuant to section 78, the parties agree on a payment plan.

On consent, it is ordered that:

1. Order LTB-L-044576-23, issued on December 10, 2025 is cancelled and replaced by the following:

The Tenant shall pay to the Landlord \$5,413.41 comprises of rent arrears to March 31, 2026 (\$4,894.41) plus the Landlord's filing costs (\$186.00) plus the Sheriff's costs (\$333.00).

2. The Tenant shall pay the Landlord the amount set out in paragraph 1 (\$5,413.41), in accordance with the following schedule:

- . \$2,400.00 minimum on or before March 23, 2026 and
- . \$502.23 minimum on or before the 23rd of each month from
April 23, 2026 to August 23, 2026 (5 months) and
- . \$502.26 on or before September 23, 2026.

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, 2026 to September 30, 2026, or until the arrears are paid in full, whichever date is earliest.

3. 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 October 1, 2026.

March 18, 2026
Date Issued

Shawn Hayman
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.