



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

File Number: LTB-L-000890-26

In the matter of: 322, 39 NEW DELHI DR
MARKHAM ON L3S0E1

Between: Maria Tari-Sferrazza Landlords
Antonio Sferrazza

And

Marlon Reid Tenant

Maria Tari-Sferrazza and Antonio Sferrazza (the 'Landlord') applied for an order to terminate the tenancy and evict Marlon Reid (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026.

The Landlord, Maria Tari-Sferrazza, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The lawful monthly rent is \$2,250.00 effective April 1, 2026.
2. The Landlords waive claim to \$500.00 of the rent arrears owing by the Tenant, and this reduction is reflected in the net balance owing ($\$7,500.00 - \$500.00 = \$7,000.00$) as set out in paragraph 1 below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$7,186.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 above in accordance with the following schedule:

- i) \$450.00 by March 18, 2026;
 - ii) \$450.00 by April 1, 2026;
 - iii) \$450.00 per month, for 13 consecutive months, by the 1st day of each month, from May 1, 2026 to May 1, 2027; and
 - iv) \$436.00 by June 1, 2027.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing, by the first day of each month, for the period April 1, 2026 to June 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 13, 2026
Date Issued

Janice Campbell
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.