



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

File Number: LTB-L-001146-26

In the matter of: 10, 90 GOLFDOWN DR
ETOBICOKE ON M9W2H7

Between: ESTATE OF KATO KRAUSS C/O Landlord
TERRACAP MANAGEMENT INC.
(GOLFDOWN)

And

ANDRE DE SOUSA Tenants
SAMBA DE SOUSA

Estate Of Kato Krauss C/O Terracap Management Inc. (Golfdown) (the 'Landlord') applied for an order to terminate the tenancy and evict Andre De Sousa and Samba De Sousa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 11, 2026.

Before the start of the hearing the Landlord's legal representative Ravis Mohebbian and the Tenant Samba De Sousa, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and 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.

The parties agreed that:

1. The Landlord is holding a last month rent deposit in the amount of \$1,300.00 which was collected on March 1, 2017.
2. The current monthly rent is \$1,547.77 and is payable on the 1st day of the month.
3. The total arrears of rent owing up to March 31, 2026, including the application filing fee are \$9,405.27

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,405.27 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,351.32 payable on April 20, 2026
 - b) \$2,351.32 payable on May 20, 2026
 - c) \$2,351.32 payable on June 20, 2026
 - d) \$2,351.31 payable on July 20, 2026
3. The Tenants 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**, through to and including **July 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 18, 2026
Date Issued

Diego Fernandez-Stoll
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.