



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

File Number: LTB-L-001456-26

In the matter of: UNIT # 2 BASEMENT, 1271 STRATHY AVE
MISSISSAUGA ON L5E2K9

Between: ANGELO BALIS Landlord

And

CONROY KYLE DILLON Tenant

ANGELO BALIS (the 'Landlord') applied for an order to terminate the tenancy and evict CONROY KYLE DILLON (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's Legal Representative, C. Brito, the Landlord, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,486.00 for arrears of rent up to March 14, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,297.20 on or before the 1st day of each month for the period of April 1, 2026 to August 31, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 15th day of each month for the period March 15, 2026 to September 14, 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 *Residential Tenancies Act, 2006* 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

Lisa Del Vecchio
Member, 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.