



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011486-26

In the matter of: 23, 720 AVONWICK AVE
MISSISSAUGA ON L5R4C6

Between: DANIELS GATEWAY RENTAL
COMMUNITIES

Landlord

And

Wilson Nocon
Renee Nocon

Tenants

Daniels Gateway Rental Communities (the 'Landlord') applied for an order to terminate the tenancy and evict Wilson Nocon and Renee Nocon (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord's legal representative Marie Galevski and the Tenants' legal representative Richard Ha engaged in private settlement discussions and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on March 13, 2026, at 10:30am where the parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll issue an order on consent in settlement of 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.

It is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$4,256.56 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 full on or before March 16, 2026.

3. If the Tenants fail to make payment in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **March 31, 2026**.

L2 Application

4. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the period April 1, 2026, through to and including March 1, 2027.
5. If the Tenants fail to make any of the payments in paragraph 4 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

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.