



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

File Number: LTB-L-109320-25

In the matter of: 14, 951 RIVERSIDE DR W
WINDSOR ON N9A 5L1

Between: Hood Property Management Landlord

And

Philip Sagullo Tenant

Hood Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Philip Sagullo (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 Representative, paralegal, Justin Timms-Fryer, and the Tenant, Philip Sagullo, attended the hearing. The Tenant did speak with duty counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,276.25. It is due on the 1st day of each month.
4. After the application was filed, the Tenant received a credit of \$1,276.25 (one month's rent) as the accounting of arrear was incorrect by this amount.
5. The rent arrears owing to March 31, 2026, are \$2,450.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Accordingly, the total amount the Tenant owes the Landlord is \$2,636.00.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,636.00 which represents arrears of rent (\$2,450.00) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$219.67 on or before the 27th day of each month, from April 27, 2026, to February 27, 2027 (11 months)
 - \$219.63 on or before March 27, 2027
3. 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 27, 2026, to March 27, 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 Landlord pursuant to paragraph 2 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 20, 2026

Date Issued

Pauline Brewster

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.