



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

File Number: LTB-L-109351-25

In the matter of: 716, 10 VENA WAY
NORTH YORK ON M9M 0G3

Between: MEDALLION CORPORATION Landlord

And

SEAN CONNOLLY Tenants
MARIANNA SPALIERNO

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SEAN CONNOLLY and MARIANNA SPALIERNO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on March 10, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Both Tenants attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Marija Jelic, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$5 000.00, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, in full, on or before March 31, 2026.

3. If the Tenants fail to make the payment in accordance with this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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.

March 23, 2026
Date Issued

Susan Parsons

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.