



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

File Number: LTB-L-010348-26

In the matter of: 608, 1440 LAWRENCE AVE W
TORONTO ON M6L1B4

Between: 2491364 ONTARIO INC. Landlord

And

Alexandre M Teixeira Tenant

2491364 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandre M Teixeira (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Jason Paine, the Tenant, and the Tenant's Representative, Dashandeep Kaur Saini, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. The Landlord agrees to repair the kitchen cabinetry in this unit no later than March 31, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,837.50 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
Due on or before April 5, 2026	\$100.00
Due on or before May 5, 2026	\$100.00
Due on or before June 5, 2026	\$1,637.50

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 1, 2026, to June 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 19, 2026
Date Issued

Ryan Gacnik
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.