



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108186-25

In the matter of: 204, 3131 EGLINTON AVE E
SCARBOROUGH ON M1J 2G6

Between: MCFA EGLINTON LTD. Landlord

And

DENIECA WELCOME Tenant

MCFA EGLINTON LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict DENIECA WELCOME (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 17, 2026. The Tenant and the Agent of the Landlord, Giuseppe Marini, attended.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant 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 Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. April 2026 monthly rent on or before April 15, 2026;
 - b. Commencing May 1, 2026, the Tenant shall pay the monthly rent **plus** \$300.00 on or before the first (1st) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before September 1, 2027 and will be in the amount of the monthly rent **plus** \$200.00.

3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 25, 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.