



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

File Number: LTB-L-001151-26

In the matter of: 1112, 1385 MIDLAND AVE
TORONTO ON M1P3B8

Between: 1704580 Ontario Limited o/a Merl Properties Landlord

And

Erika Dela Rea Tenants
Arjay Pellejera

1704580 Ontario Limited o/a Merl Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Dela Rea and Arjay Pellejera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 18, 2026.

The Landlord's Representative, Andrew Hyland, and Tenant, Arjay Pellejera, who confirmed their permission to represent the interests of Tenant, Erika Dela Rea, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,213.60 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 accordance with the following schedule:
 - i) \$202.26 by May 1, 2026;
 - ii) \$202.26 per month, for 4 consecutive months, by the 1st day of each month, from April 1, 2026 to September 1, 2026; and
 - iii) \$202.30 by October 1, 2026.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period April 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 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.

March 23, 2026
Date Issued

Janice Campbell
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.