



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-003144-26

In the matter of: 5, 1415 COMMISSIONERS RD W
LONDON, ON, N6K1E2

Between: 8823464 CANADA INC. Landlords
DARYL BALLENTYNE

and

SAUL CUESTAS Tenants
MARIELA FERNANDEZ

- [1] 8823464 CANADA INC. and DARYL BALLENTYNE (the 'Landlords') applied for an order to terminate the tenancy and evict SAUL CUESTAS and MARIELA FERNANDEZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on March 18, 2026. The Landlord was represented by licensed paralegal TIMOTHY MOBBERLEY. The Tenant, SAUL CUESTAS was present on behalf of both Tenants and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The total arrears outstanding up to March 31, 2026 is \$186.00
 - b. The application fee in the amount of \$186.00 has already been paid
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlords \$186.00 which represents arrears of rent owing up to March 31, 2026, by no later than March 27, 2026.
2. If the Tenants fail to make payment in accordance with paragraph 1, and by the date required, then:
 - (a) The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 1 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 24, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.