



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Numbers: LTB-L-077779-25-RV
LTB-L-084255-25-RV

In the matter of: 1906, 39 NIAGARA ST
TORONTO ON M5V 0T6

Between: MCM Fund II (39 Niagara), LP Inc. and MCM Fund II (39 Niagara) Multi-Residential Inc Landlords

And

Ana Ramos Tenants
Arlindo Carepa

Review Order

MCM Fund II (39 Niagara), LP Inc. and MCM Fund II (39 Niagara) Multi-Residential Inc (the 'Landlords') applied for an order to terminate the tenancy and evict Ana Ramos and Arlindo Carepa (the 'Tenants') because:

- The Tenants did not pay the rent that the Tenants owe. (L1 Application)
- the Tenants have been persistently late in paying the Tenants' rent. (L2 Application)

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was resolved by order LTB-L-077779-25, LTB-L-084255-25 issued on November 28, 2025.

On December 8, 2025, Arlindo Carepa requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 9, 2025, interim order LTB-L-077779-25-RV-IN, LTB-L-084255-25 RV-IN was issued, staying the order issued on November 28, 2025.

On January 9, 2026, interim order LTB-L-077779-25-RV-IN2, LTB-L-084255-25 RV-IN2 was issued, adjourning the file to a date set by the Board.

The review request was heard by videoconference on March 17, 2026.

The Landlords' Representative, Martin Zarnett, the Landlords' Agent, Nicole Alvarez, the Tenant, Arlindo Carepa, his Representative, Rui Belhoes, the Interpreter for Arlindo Carepa, Isabel Melo and the Tenant, Ana Ramos attended the hearing.

The parties agreed to participate in mediation and further agreed, Rui Belhoes was determined to be the non licensed Representative for his father, Arlindo Carepa by Member D. Wren in the hearing room. For clarity, Rui Belhoes is not acting on behalf of Ana Ramos. In addition, parties agreed it was confirmed in the hearing room by the Board Member prior to mediation that the Interpreter, Isabel Melo, will be translating to and from the Portuguese language for Arlindo Carepa.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

The parties requested terms that are included in the agreed facts.

Agreed Facts:

1. The request to review the order of November 28, 2025, by Arlindo Carepa is denied.
2. The order issued by the Board is confirmed.
3. The Board stay is lifted immediately.
4. The amount set forth in the order dated November 28, 2025, of \$15,574.47, shall be paid by Ana Ramos at the rate of \$450.00 a month starting April 1, 2026, and every 1st day of the month for 34 payments, up to and including January 1, 2029, \$450.00. On or before February 1, 2029, \$274.47 to be paid in full.
5. In default by Ana Ramos, Arlindo Carepa shall pay to the Landlords the required payments.
6. In the event of a default by Ana Ramos, the Landlords shall give notice of default to Arlindo Carepa, within 15 days of the default by email to ruibulhoes@msn.com and by regular mail to 8 Windermere Court, Brampton, Ontario, L6X 2L6.
7. If the default is not cured, the Landlords, can proceed with post judgement remedies against Ana Ramos and Arlindo Carepa.
8. If the default is not cured within 15 days of the notice from the Landlords by email and regular mail to Arlindo Carepa, the entire amount is due and owing pursuant to the November 28, 2025, order less any payments actually made.
9. Nothing in his order shall affect the legal rights of Ana Ramos or Arlindo Carepa regarding any other legal proceedings between themselves.
10. The parties agreed, no interest on the balance unless there is a default and it is not cured. Interest is 4% on the balance annually.

On consent it is ordered that:

1. The request to review order LTB-L-077779-25, LTB-L-082455-25 issued on November 28, 2025, is denied. The order is confirmed and remains unchanged.

2. The interim order issued on December 9, 2025, is cancelled. The stay of order LTB-L-077779-25-RV-IN, LTB-L-082455-25-RV-IN is lifted immediately on March 17, 2026.

March 27, 2026
Date Issued

Tanya Speedie
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.