



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106158-25 and LTB-L-023979-26

In the matter of: 9, 43 LYNN CRES
THOROLD ON L2V1M3

Between: Felice Del Priore Landlord
Roberto DelPriore

And

Stephanie Quinteros Riva Tenant

Felice Del Priore and Roberto DelPriore (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Quinteros Riva (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex (L2); and
- the Tenant did not pay the rent that the Tenant owes (L1).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on March 25, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Brianna Brady, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$1372.00 and it is due on the first of the month.
- B. Should the Tenant make any extra payments to the Landlord while the arrears are still outstanding, the Tenant will inform the Landlord where those extra payments are to be applied (i.e. to the upcoming monthly payment of rent arrears, or to the regular monthly rent, or to lower the total balance of arrears and decrease the number of arrears payments).

On consent of the parties, it is ordered that:

1. This application resolves LTB-L-106158-25 and LTB-L-023979-26.

L2 Application

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. For the duration of the tenancy:
 - A. The Tenant shall not to cause disturbances within the residential complex, including but not limited to loud yelling, loud arguments, and other disruptive behaviours (such as throwing items from the balcony).
 - B. The Tenant shall not invite and allow Matthew Goddard into the residential complex.
 - C. The Tenant, the Tenant's guests, and the Tenant's occupants shall not throw items from the balcony.
 - D. The Tenant, the Tenant's guests or occupants of the unit shall not create excessive noise at the residential complex which could interfere with the reasonable enjoyment of the landlord or other tenants between the hours of 10:00 p.m. and 8:00 a.m.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

L1 Application

5. The Tenant **shall also** pay to the Landlord \$1632.00 for the cost of filing the application which represents arrears of rent up to March 31, 2026 and the filing fee.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$100.00	On or before the 15th day of each month for 16 months from <u>April 15, 2026 to July 15, 2027</u>
\$32.00	On or before August 15, 2027

7. 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 up to and including August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
8. If the Tenant fails to make any one of the payments in accordance with paragraph 6 and 7 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.

April 2, 2026
Date Issued

Monica Dairo
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.