



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

File Number: LTB-L-002646-26

In the matter of: 305, 1141 ROYAL YORK RD
ETOBICOKE ON M9A4A9

Between: ROYAL YORK GARDENS Landlord

And

LUIS ZAMBRANO Tenants
ISHA FREITAS

ROYAL YORK GARDENS (the 'Landlord') applied for an order to terminate the tenancy and evict LUIS ZAMBRANO and ISHA FREITAS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 24, 2026.

The Landlord's Representative, Sabrina Marchionne, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,636.62 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:
 - The Tenants shall pay \$6,000.00 towards arrears of rent on or March 31, 2026.
 - The Tenants shall also pay the remaining balance of \$5,636.62 on or before May 31, 2026.
3. The Tenants 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, to May 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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.

April 1, 2026
Date Issued

Joshua Labbe
Member, 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.