



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

File Number: LTB-L-005931-26

In the matter of: 302, 1445 KINGSTON RD
SCARBOROUGH ON M1N1R5

Between: 1034523 Ontario Ltd. Landlord

And

Matt Viejo Tenant

1034523 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Matt Viejo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 30, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Dakk Marrello, and the Tenant, supported by Alyza Viejo were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,051.23 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$502.86 in full on or before April 6, 2026;
 - b) \$2,502.86 in full on or before April 30, 2026;
 - c) \$502.86 in full on or before May 16, 2026; and
 - d) \$2,542.65 in full on or before June 15, 2026.
3. The Tenant shall pay the lawful monthly rent for April 2026 in full on or before April 6, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to June 1, 2026 or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant 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 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 7, 2026
Date Issued

Christine Leitch
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.