



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

File Number: LTB-L-008889-26

In the matter of: 306, 26 TICHESTER RD
YORK ON M5P1P1

Between: Hazelview Properties Services Inc Landlord

And

Leonardo Bravo Tenant

Hazelview Properties Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Leonardo Bravo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord Representative Peter Lopez and the Tenant Leonardo Bravo attended the hearing.

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.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,659.00. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026 are \$8,405.71.
4. The Landlord shall waive \$3,318.00 of the arrears provided the Tenant complies with all terms of this order, continues making arrears payments, and pays their monthly rent in full and on time.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$5,272.71.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,272.71 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) **\$400.00** on or before **March 27, 2026**;
 - b) **\$500.00** on or before **April 1, 2026**;
 - c) **\$400.00** on or before the **15th** day of each month starting **May 15, 2026**, through to and including January 15, 2027, and;
 - d) A final payment of **\$373.71** on or before **February 15, 2027**.
3. 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** to **February 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to comply with the payments set out in paragraph 2 and 3 of this order:
 - a) the Tenant shall pay to the Landlord the balance of the amount owing in paragraph 1, and an additional \$3,318.00 representing the remaining arrears owing through March 31, 2026, that were otherwise waived. These amounts shall become immediately due and owing; and
 - b) 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

Sarah Harriman
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.