



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

File Number: LTB-L-075329-23

In the matter of: 704, 2500 KEELE ST
NORTH YORK ON M6L2N5

Between: 2363753 ONTARIO INC Landlord

And

Tulio F Baez Tenants
Madeline Abreu

2363753 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict Tulio F Baez and Madeline Abreu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 1, 2026. The Landlord's legal representative Daniel Moak, the Tenant Tulio F Baez and the Tenant's legal representative Kyle Warwick attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. The parties agree that the Tenants owe no arrears of rent to the Landlord as of March 31, 2026. This determination is based on the payments made by the Tenants since the application was filed and any amounts waived / credited by the Landlord.
2. The Tenant's application is therefore discontinued to March 31, 2026.
3. This consent order resolves all issues and/or claims between the parties up to March 31, 2026.

On consent it is ordered that:

1. The Landlord's application is discontinued to March 31, 2026.

April 10, 2026
Date Issued

Fabio Quattrociocchi
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.