



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

File Number: LTB-L-006383-26

In the matter of: 47, 67 ARDGLEN DR
BRAMPTON ON L6W1V1

Between: BOARDWALK GENERAL PARTNERSHIP Landlord

And

DANIELLA OYARCE Tenants
MATTHEW ALLEN

BOARDWALK GENERAL PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict DANIELLA OYARCE and MATTHEW ALLEN (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes and because the Tenants have been persistently late in paying the Tenants' rent

Mediation was held on April 1, 2026. The following parties participated in the mediation: The Landlord's agents, Nancy Peng and Angie Gellego, and the Tenants, Daniella Oyarce and Matthew Allen.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$10,855.74** which represents the arrears of rent (\$10,669.74) plus costs (\$186.00) for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 1, 2026	\$ 700.00
June 1, 2026	\$ 700.00
July 1, 2026	\$ 700.00
August 1, 2026	\$ 700.00
September 1, 2026	\$ 700.00
October 1, 2026	\$ 700.00
November 1, 2026	\$ 900.00
December 1, 2026	\$ 900.00
January 1, 2027	\$ 900.00

February 1, 2027	\$	900.00
March 1, 2027	\$	900.00
April 1, 2027	\$	900.00
May 1, 2027	\$	900.00
June 1, 2027	\$	355.74

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 **May 1, 2026 to June 1, 2027**.
4. If the Tenant fail 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 Tenant pay any new arrears, NSF fees and related charges that became owing after **April 30, 2026**.

April 7, 2026
Date Issued

 Ryan Gacnik
 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.