



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005915-26

In the matter of: 510, 7400 MARKHAM RD
MARKHAM ON L3S0C5

Between: Del Condominium Rentals Inc. Landlord

And

Jessica Roberts Tenants
Kenneth Roberts

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Roberts and Kenneth Roberts (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on April 2, 2026. The Landlord's representative Edwin Sadasivam and the Tenant Kenneth Roberts participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. This order only resolves the L1 application. The Tenants' maintenance application will proceed as scheduled. The purpose of these agreed facts is to clarify issues between the parties.
2. The Tenants will provide the representative with pictures and details of the remaining alleged maintenance issues, more specifically pictures of the "holes" to be remedied.
3. The Landlord will endeavor to conduct an inspection of the unit on or before April 30, 2026.
4. The Tenants are also requesting the following:
 - a. Sealing of holes to the apartment.
 - b. Continued pest control treatments.
 - c. Cleaning and/or repairing of dishwasher to prevent and clear-out previous infestations.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,311.00 for arrears of rent up to April 30, 2026, and costs (\$186.00 application filing fee).

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$775.00 on or before April 10, 2026.
 - b) \$775.00 on or before May 1, 2026.
 - c) \$761.00 on or before June 1, 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 of May 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 8, 2026
Date Issued

Isabelle Bouvier
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.