



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

**File Number:** LTB-L-005378-26

**In the matter of:** 1106, 50 DRIFTWOOD AVE  
NORTH YORK ON M3N2M6

**Between:** Hazelview Property Services Inc Landlord

**And**

Manuel Del Rosar Santiago Ramirez Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Manuel Del Rosar Santiago Ramirez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 7, 2026. The Landlord's legal representative, Peter Lopez, and the Tenant were in attendance. The Tenant support person, Angel Garcia, provided interpretation services in support of the Tenant throughout the hearing.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

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

I was satisfied the parties understood the consequences of their consent.

**The parties agree that:**

1. The current lawful rent is \$1,216.31, due on the 1<sup>st</sup> day of each month.
2. The total arrears owing plus the filing fee are \$2,074.29 for the period ending April 30, 2026.
3. The Tenant has made a payment in the total amount of \$1,616.00, however the payment has not yet cleared. This leaves a remaining amount of \$458.29 outstanding for the period ending April 30, 2026.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$2,074.29, which represents the arrears of rent (\$1,888.29) plus the filing fee (\$186.00) for the period ending April 30, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as in full on or before April 17, 2026.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after April 30, 2026.

**April 16, 2026**  
**Date Issued**

---

Sonja Richter

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.