



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

**File Number:** LTB-L-004673-26

**In the matter of:** 1406, 265 DIXON RD  
ETOBICOKE ON M9R1R7

**Between:** AKELIUS CANADA LTD. Landlord

**And**

DANIELLA HASANALIE Tenant

AKELIUS CANADA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict DANIELLA HASANALIE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on April 2, 2026. The Landlord's representative Sandra Marchionne and the Tenant Daniella Hasanalie 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.

**On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord \$7,656.36 for arrears of rent up to April 30, 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) The Tenant shall pay \$957.05 on or before May 1, 2026.
  - b) Starting May 15, 2026, for a period of 6 consecutive months, the Tenant shall make monthly payments of \$957.05 to the Landlord due on or before the 15<sup>th</sup> day of every month.
  - c) The Tenant shall make one last payment of \$957.01 on or before November 15, 2026.
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 of May 1, 2026, to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 April 30, 2026.

**April 14, 2026**  
**Date Issued**

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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.