



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

File Number: LTB-L-011678-26

In the matter of: 405, 2 ANCONA ST
NORTH YORK ON M2R2H1

Between: ROCCO DI MANNO Landlord

And

GLORIA AVILA Tenants
MARY ANNE CELINE VILLA

ROCCO DI MANNO (the 'Landlord') applied for an order to terminate the tenancy and evict GLORIA AVILA and MARY ANNE CELINE VILLA (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent (L2 Application).

The application was heard by videoconference on April 7, 2026. The Landlord's legal representative, Emily Barbatì and the Tenant, Mary Anne Celine Villa attended the hearing. The Tenant, Mary Anne Celine Villa provided evidence that she was authorized by the second Tenant, Gloria Avila to represent her in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,094.15. It is due on the 1st day of each month.

On consent it is ordered that:

L1 Application

1. The Tenants shall pay to the Landlord \$7,085.84 which represents arrears of rent (\$6,899.84) plus the application filing fee (\$186.00) for the period ending April 30, 2026.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 30, 2026	\$2,188.30
May 15, 2026	\$600.00
June 15, 2026	\$600.00
July 15, 2026	\$600.00
August 15, 2026	\$600.00
September 15, 2026	\$600.00
October 15, 2026	\$600.00
November 15, 2026	\$600.00
December 15, 2026	\$697.54

3. If the Tenants fail to make any one the payments in accordance with paragraphs 1 and 2 of this order, 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 *Residential Tenancies Act, 2006* (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.

L2 Application

4. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period starting from May 1, 2026 to up and inclusive June 1, 2027.
5. If the Tenants fail to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

April 16, 2026
Date Issued

 Floredana Ungureanu
 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.