



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

File Number: LTB-L-008338-26

In the matter of: 1602, 3561 EGLINTON AVE W
YORK ON M6M5C7

Between: NEW SPADINA GARMENT INDUSTRY Corp Landlord
CORP

And

ARIEL GAITAN-RUIZ Tenants
RIMA TORIBIO

NEW SPADINA GARMENT INDUSTRY CORP (the 'Landlord') applied for an order to terminate the tenancy and evict ARIEL GAITAN-RUIZ and RIMA TORIBIO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was mediated by videoconference on April 13, 2026. Employee, Ramona Hossu, attended on behalf of the Landlord. The Tenants attended. The parties made a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and condition.

General Information:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,608.00. It is due on the 1st day of each month.
4. The rent arrears owing to April 30, 2026 are \$1,724.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$1,942.00 (\$1,724.00 + \$186.0).

7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,724.00 for arrears of rent up to April 30, 2026 and \$186.00 costs, totaling \$1,942.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$1,942.00) in accordance with the following schedule:

 . \$1,942.00 on or before April 30, 2026.
3. 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 May 1, 2026.

April 30, 2026
Date Issued

Shawn Hayman
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.