



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009418-26

In the matter of: 807, 561 SHERBOURNE ST
TORONTO ON M4X0A1

Between: Medallion Corporation Landlord

And

Daniela Villabona Arguello Tenant
Santiago Guarin

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Daniela Villabona Arguello and Santiago Guarin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on April 14, 2026.

The Landlords representative Mr. Korman and the Tenant attended the hearing

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
 - \$10,242.00 if the payment is made on or before May 15, 2026.
3. The Tenant will pay \$7,667.00 as follows:
 - (a) \$4,000.00 payment to arrears on April 24, 2026;
 - (b) \$3,667.00 payment to arrears on May 15, 2026,
 - (c) May 2026 lawful rent to be paid on or before, May 1, 2026.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 15, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,742.00. This amount includes rent arrears owing up to May 15, 2026, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$84.66 per day for the use of the unit starting May 16, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction

April 15, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 30, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

