



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

File Number: LTB-L-008167-26

In the matter of: 1986A, Apartment 3, EGLINTON AVE
W
YORK ON M6E2J9

Between: Toan Buchan Landlord

And

Yulian Ramirez Tenant

Toan Buchan (the 'Landlord') applied for an order to terminate the tenancy and evict Yulian Ramirez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

The Landlord and the Tenant attended the hearing. While the hearing began as a contested hearing, the parties eventually reached consent.

Determinations:

1. The N4 notice of termination accurately described the rental unit but the application did not include the words "apt 3". I accept the Landlord's evidence that the rental unit is "apt 3". When asked whether they consented to amending the application to include "apt 3" the Tenant said that he did not think it would make a big difference. I do not find that amending the application will prejudice the Tenant. As such, the Landlord's request to amend the application is granted.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,886.00 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:
 1. On or before April 15, 2026, a payment of \$300.00.

2. On or before May 15, 2026, a payment of \$500.00.
 3. On or before June 15, 2026, a payment of \$500.00.
 4. On or before July 15, 2026, a payment of \$500.00.
 5. On or before August 15, 2026, a payment of \$500.00.
 6. On or before September 15, 2026, a payment of \$500.00.
 7. On or before October 15, 2026, a payment of \$500.00.
 8. On or before November 15, 2026, a payment of \$500.00.
 9. On or before December 15, 2026, a payment of \$500.00.
 10. On or before January 15, 2027, a payment of \$500.00.
 11. On or before February 15, 2027, a payment of \$500.00.
 12. On or before March 15, 2027, a payment of \$500.00.
 13. On or before April 15, 2027, a final payment of \$86.00.
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 May 1, 2026 to April 30, 2027, 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 16, 2026
Date Issued

Amanda Kovats
Member, 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.