



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

File Number: LTB-L-010233-26

In the matter of: TH-14, 1011 SIMCOE ST N
OSHAWA ON L1G4W3

Between: KPM Simcoe Inc Landlord

And

Jaime Flores Tenants
Sandra Valladares Cabellero

KPM Simcoe Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jaime Flores and Sandra Valladares Cabellero (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Employee, Chrsitina Destito attended the hearing.

The Tenants attended the hearing and spoke to Tenant Duty Counsel prior to the hearing.

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 consequences of the joint submission.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,922.69 for arrears of rent and the filing fee up to April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,132.24 on or before April 24, 2026.
 - \$395.23 on or before May 20, 2026

- \$395.22 on or before June 20, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to June 2026 or until the arrears are paid in full, whichever date is earliest.
 4. 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 April 30, 2026.

April 22, 2026
Date Issued

Trish Carson

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.