



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

File Number: LTB-L-008910-26

In the matter of: 116, 140 ELM RIDGE DR
TORONTO ON M6B1B1

Between: Nubury Properties Limited Landlord

And

Leidy Restrepo Valdes Tenants
Yosmar Anaya

Nubury Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Leidy Restrepo Valdes and Yosmar Anaya (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Sabrina Marchionne, and Tenant, Leidy Restrepo Valdes, who confirmed their permission to represent the interests of Tenant, Yosmar Anaya, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,856.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

1	\$400.00 by May 1, 2026;	
2	\$400.00 by May 15, 2026;	
3	\$400.00 by May 29, 2026;	
4	\$400.00 by June 12, 2026;	

5	\$400.00 by June 26, 2026;	
6	\$400.00 by July 10, 2026;	
7	\$400.00 by July 24, 2026;	
8	\$400.00 by August 7, 2026;	
9	\$400.00 by August 21, 2026;	
10	\$400.00 by September 4, 2026;	
11	\$400.00 by September 18, 2026;	
12	\$400.00 by October 2, 2026;	
13	\$400.00 by October 16, 2026;	
14	\$400.00 by October 30, 2026;	
15	\$400.00 by November 13, 2026;	
16	\$400.00 by November 27, 2026; and	
17	\$456.00 by December 11, 2026.	

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period May 1, 2026 to December 1, 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 17, 2026
Date Issued

 Janice Campbell
 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.