



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

File Number: LTB-L-008775-26

In the matter of: 0517, 700 ONTARIO ST
TORONTO ON M4X 1N2

Between: Ranee Management Landlord

And

Allan Villena Tenant

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Allan Villena (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on April 16, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Ilana Glickman, attended.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Tenant indicated that \$2 178.24 was paid to the Landlord, via cheque, on April 15, 2026. The Landlord shall verify that this payment was received and apply it to the amount owing.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2 178.24, representing the rent arrears up to and including April 30, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, on or before April 26, 2026.

3. If the Tenant fails to make 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 22, 2026
Date Issued

Susan Parsons

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.