



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

File Number: LTB-L-012014-26

In the matter of: 1405, 35 CEDARCROFT BLVD
NORTH YORK ON M2R2Z4

Between: 35 Cedarcroft Boulevard Ltd. Landlord

And

Michael Ferrer Tenants
Susana Osorio

35 Cedarcroft Boulevard Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Ferrer and Susana Osorio (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on April 16, 2026.

The Landlord Representative Richard Hissey and the Tenants Michael Ferrer and Susana Osorio attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,041.67. It is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026 are \$12,791.69.
4. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenants which returned NSF.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$12,997.69.
7. The Tenants have advised that they have been approved for rent bank assistance in the amount of \$5,000.00; however, the funds had not been received as of the date of the hearing.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,997.69 for arrears of rent up to April 30, 2026, unpaid NSF charges and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$5,000.00** on or before **April 30, 2026**;
 - b) **\$666.47** on or before the **15th day** of each month starting **May 15, 2026**, through to and including **April 15, 2027**, and;
 - c) A final payment of **\$666.52** on or before **May 15, 2027**.
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 1, 2026** to **May 1, 2027**, 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 21, 2026
Date Issued

Sarah Harriman
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.