



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-010448-26

In the matter of: Unit 605, Room 3, 64 MARSHALL Street,
WATERLOO, ON, N2J2T4

Between: Ivan Melo Altamirano Landlord

and

Keegan Hung Robert Dao Tenant

- [1] Ivan Melo Altamirano (the 'Landlord') applied for an order to terminate the tenancy and evict Keegan Hung Robert Dao (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.
- [2] The application was scheduled to be heard by video conference on April 20, 2026. The Landlord was present and represented by legal representative Claire Michela. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The tenancy is terminated effective April 30, 2026.
 - b. The total amount of arrears owing up to April 30, 2026, including the application filing fee is \$3,947.00
 - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenant to pay the amount owing and remain in the residential unit.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 01, 2026.
4. The Tenant shall pay the Landlord \$3,947.00 which represents arrears of rent owing up to April 30, 2026, including the application filing fee. The Tenant shall make the following payments to the Landlord in respect of the monies owing:
 - (a) On or before the 1st of each month commencing on May 01, 2026, the Tenant shall pay the Landlord \$50.00 each month towards the arrears for 78 months and \$47.00 on the 79th month
5. The Tenant will provide notice to the Landlord of the outcome of a sentencing hearing in a criminal matter, within 2 days. The notice shall specify the duration of incarceration, if applicable, or that no incarceration will occur. If incarceration occurs as a result of the sentencing hearing, and the Tenant provides notice of same, then the Tenant shall be entitled to put his payments in abeyance for the duration of the anticipated incarceration. If incarceration does not occur, then the Tenant is obligated to continue making payments as outlined above.

April 23, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on November 01, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.