



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

File Number: LTB-L-010507-26

In the matter of: 511, 595 PROUDFOOT LANE
LONDON ON N6H4S1

Between: Old Oak Properties Inc Landlord

And

Deisy Rubiela Ahumada Bernal Tenants
Johnathan Andres Barbosa Ramirez

Old Oak Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Deisy Rubiela Ahumada Bernal and Johnathan Andres Barbosa Ramirez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 15, 2026.

The Landlord's Legal Representative, Ayden Pearson, and the Tenants attended 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1518.98 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount owing as follows:
 - a) On or before April 21, 2026, the Tenants shall pay \$150.00.
 - b) On or before the fifteen of every month, from May 15, 2026, to January 15, 2027, the Tenants shall pay \$150.00.
 - c) On or before February 15, 2027, the Tenants shall pay \$18.98.
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 February 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 2 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 30, 2026
Date Issued

Amit Gurpersaud
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.