



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011855-26

In the matter of: 17 OMAGH AVE
NORTH YORK ON M9M1E8

Between: Chi Hung La Landlord

And

Alvaro Rodriguez Tenant
Sylvia Willamar
Barina Romero
Paul Constante
Suteen Constante

Chi Hung La (the 'Landlord') applied for an order to terminate the tenancy and evict Alvaro Rodriguez, Sylvia Willamar, Barina Romero, Paul Constante and Suteen Constante (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application);
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; (L2 Application) and,
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on April 23, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Yun Tao Li and the Tenant Alvaro Rodriguez were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,665.00. It is due on the 1st day of each month.

3. Based on the Monthly rent, the daily rent/compensation is \$87.62. This amount is calculated as follows: \$2,665.00 x 12, divided by 365 days.
4. The Tenant has paid \$5,095.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$3,902.99.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. The interest owed to the Tenant on the last month rent deposit from December 01, 2015, to April 23, 2026, is \$410.71.
9. The Tenant owes the Landlord water utility charges up to January 25, 2026, in the amount of \$2,510.48.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,088.99 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$6,753.99 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$9,418.99 if the payment is made on or before June 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 15, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$828.54. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$87.62 per day for the use of the unit starting April 24, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 June 16, 2026.

Additional Terms

10. The Tenant shall pay the Landlord \$2,510.48 for outstanding water utility charges on or before June 15, 2026.
11. Commencing July 01, 2026, and for a period of 12-months, up to and including June 30, 2027, the Tenant shall pay all water utility bills promptly, within 7-days of being furnished the bill by the Landlord.
12. The Tenant shall pay new rent on time and in full for a period of 12-months, commencing July 01, 2026, up to and including June 01, 2027.

13. If the Tenant fails to comply with the conditions set out in paragraphs 11-13 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 29, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$8,997.99
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,095.00
Total the Tenant must pay to continue the tenancy	\$4,088.99

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$11,662.99
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,095.00
Total the Tenant must pay to continue the tenancy	\$6,753.99

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 15, 2026

Rent Owing To June 30, 2026	\$14,327.99
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,095.00
Total the Tenant must pay to continue the tenancy	\$9,418.99

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,348.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,095.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$410.71
Total amount owing to the Landlord	\$828.54
Plus daily compensation owing for each day of occupation starting April 24, 2026	\$87.62 (per day)