



**Order under Subsection 74(2), 69
Residential Tenancies Act, 2006**

File Number: LTB-L-012868-26

In the matter of: 201, 9 THIRTY THIRD ST
ETOBICOKE ON M8W 3G7

Between: Venier Properties Inc. Landlord

And

Alexis Roy Tenant
Cyrah Toma

Venier Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis Roy and Cyrah Toma (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 23, 2026. The Landlord's Representative, Bryan Rubin and the Tenant, Alexis Roy attended the hearing. The Tenant present confirmed having the authority to consent on behalf of the Tenant, Cyrah Toma who was not present at the hearing.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent

Agreed Facts:

1. The Landlord's Representative advised during the mediation the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the filing fee.
2. The lawful monthly rent for May 2026 can be paid on or before May 15, 2026.

On consent it is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
2. The Tenant shall pay the lawful monthly rent for May 2026 on or before May 15, 2026.
3. The Tenant shall also pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of the month commencing June 1, 2026 to May 31, 2028.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs (2-3) of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

April 30, 2026
Date Issued

Tanya Speedie
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.