



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

File Number: LTB-L-009329-26

In the matter of: G5, 7 STAG HILL DR
EAST YORK ON M4B1K7

Between: Greenwin Corp Landlord

And

BRIANNA SANZO Tenants
MALCOLM FRASER

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict BRIANNA SANZO and MALCOLM FRASER (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 22, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Nicole Ruby, and the Tenant, Malcolm Fraser on behalf of both Tenants, were present.

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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,698.24 for arrears of rent up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 in full on or before April 30, 2026;
 - b) \$3,000.00 in full on or before May 31, 2026; and
 - c) \$3,698.24 in full on or before June 30, 2026.
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 June 1, 2026, 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 Tenant, 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.

May 1, 2026
Date Issued

Christine Leitch
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.