



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

File Number: LTB-L-006941-26

In the matter of: 39 HODGKINS AVE
Thorold ON L2V1M2

Between: Jorge Alberto Barahona
German Barahona
Nikola Pavlovicova
Erica Kus
Landlords

And

Jose Velasquez
Claudia Barrios
Tenants

Jorge Alberto Barahona, German Barahona, Nikola Pavlovicova and Erica Kus (the 'Landlords') applied for an order to terminate the tenancy and evict Jose Velasquez and Claudia Barrios (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 23, 2026.

The Landlords and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords **\$5,686.00** for arrears of rent up to **April 30, 2026**, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Arrears Payment Due Date	Arrears Payment Amount
Due on, or before May 21, 2026	\$500.00 payment
Monthly payments due on, or before the 21 st day of each month, June 21, 2026 – February 21, 2027	\$500.00 per payment
Due on, or before March 21, 2027	\$686.00 final payment

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 **March 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.

May 4, 2026
Date Issued

Ilan Shingait

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.