



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013096-26

In the matter of: 501, 10 ST DENNIS DR
NORTH YORK ON M3C1E9

Between: 10-12 St. Dennis Drive Ltd. Landlord

And

Antonio Nuval Tenants
Paul Garcia
Gretel Garcia

10-12 St. Dennis Drive Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Antonio Nuval, Paul Garcia and Gretel Garcia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on April 22, 2026. The Landlord's representative Richard Hissey and the Tenant Paul Garcia participate in mediation. The Tenant also consulted with Tenant Duty Counsel prior to this mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,976.90 for arrears of rent up to April 30, 2026, and costs (filing fee of \$186.00).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before the 21st of each month for the months of May, June, July, and August 2026.
 - b) \$2,000.00 on or before the 21st of each month for the months of September, October, and November 2026.
 - c) \$1,976.90 on or before December 21st, 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 December 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 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 29, 2026
Date Issued

Isabelle Bouvier
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.