



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

File Number: LTB-L-011097-26

In the matter of: 1108, 25 ORDNANCE ST
TORONTO ON M6K 0E9

Between: BK PRIME ONTARIO 1 LP Landlord

And

NICK APATA Tenants
JERMAINE JONES

BK PRIME ONTARIO 1 LP (the 'Landlord') applied for an order to terminate the tenancy and evict NICK APATA and JERMAINE JONES (the 'Tenant') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 28, 2026. The Tenants and the Landlord's Legal Representative, Sabrina Marchionne, participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

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

Agreed Facts:

- a. The \$186.00 application filing fee has been paid by the Tenants.

On consent of the parties, it is ordered that:

1. Commencing May 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month for a twelve (12) month period ending April 1, 2027.
2. If the Tenants fail to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' failure to meet this term.

April 30, 2026

Date Issued

Susan Parsons

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.