



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015548-26

In the matter of: 201, 105 CANON JACKSON DR
YORK ON M6M0E2

Between: Daniels Gateway Rental Communities Landlord

And

Sarah Maria Tucciarone Tenant

Daniels Gateway Rental Communities (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Maria Tucciarone (the 'Tenant') because:

- The Tenant has been persistently late in paying the Tenant's rent; (L2 Application).
- The Tenant did not pay the rent that the Tenant owes (L1 Application)

This application was heard by videoconference on April 30, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Nicole Ruby and the Tenant participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Fact:

1. The Tenant may pay May 2026 rent by May 6, 2026.

It is ordered on Consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$9,525.00 for arrears of rent up to April 30, 2026 and the cost of the filing fee of this application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following payment plan;
 - a. \$1,587.50 by the 20th day of each month starting May 20 2026 up to October 20, 2026.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

L2 Application – Persistent Late Payment of Rent

4. For a period of twelve consecutive months, starting on June 1, 2026, up to and including May 1, 2027, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
5. If the Tenant fails to meet the terms, as per paragraph 4 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

May 7, 2026
Date Issued

Monique Browne
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.