



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

File Number: LTB-L-011817-26

In the matter of: 301, 4222 BATHURST ST
NORTH YORK ON M3H3R2

Between: SKPM Rents 1 Landlord

And

Angela Quintal Pandera Tenants
Wendesson Rufino Da Silveira

SKPM Rents 1 (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Quintal Pandera and Wendesson Rufino Da Silveira (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Sylwia McArthur, the Tenants' Representative, Dashandeep Kaur Saini and the Tenants were present.

As a result of the mediation 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 \$6,842.00. This amount represents \$6,656.00 for arrears of rent up to April 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenants shall pay \$1,500.00 towards arrears of rent on or before the 25th day of each month, beginning May 25, 2026, up to and including August 25, 2026.
 - The Tenants shall also pay the remaining balance towards arrears in the amount of \$842.00 on or before September 25, 2026.
3. The Tenants shall pay the lawful rent in full for the month of May 2026 on or before May 8, 2026.

4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fails 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.

May 7, 2026
Date Issued

Kevin Kordahi
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.