



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

File Number: LTB-L-015650-26

In the matter of: 2 LITTLE ERIKA WAY
AURORA ON L4G6L7

Between: 10121398 Canada Ltd.

Landlord

And

Suzanne Corazza
Piero Corazza

Tenants

10121398 Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Suzanne Corazza and Piero Corazza (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord, Yue Zhang, and the Tenant, Piero Corazza, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

Preliminary Matter:

- A. The Landlord's application is amended to remove Davide Corazza and Shirley Landry as Tenants

The Parties agree that:

1. The Landlord waives the \$186.00 application filing fee.
2. The Tenants will have a one-day grace period for any breach of the payment schedule before the Landlord may file an application under section 78 of the Residential Tenancies Act, 2006 ("the Act").

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$15,000.00 representing the arrears of rent up to May 8, 2026.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 30, 2026	\$3,000.00
May 1, 2026	\$3,000.00
May 2, 2026	\$3,000.00
May 3, 2026	\$3,000.00
May 4, 2026	\$3,000.00

3. 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 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 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 May 8, 2026.

May 15, 2026
Date Issued

 Eno Ubia
 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.