



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

File Number: LTB-L-017217-26

In the matter of: 101, 1438 HIGHLAND RD W
KITCHENER ON N2N0C8

Between: Berlin Communities Landlord

And

Luis Rodrigo Diaz Guerrero Leduc Tenant

Berlin Communities (the 'Landlord') applied for an order to terminate the tenancy and evict Luis Rodrigo Diaz Guerrero Leduc (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 5, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agent, Vesna Soro, and the Tenant, Luis Rodrigo Diaz Guerrero Leduc, were present. The Tenant declined their opportunity to speak with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$10,397.00**, which represents the arrears of rent (\$10,211.00) and costs (\$186.00) outstanding for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 8, 2026	\$1,000.00
June 20, 2026	\$1,000.00
July 20, 2026	\$1,000.00

August 20, 2026	\$1,000.00
September 20, 2026	\$1,000.00
October 20, 2026	\$1,000.00
November 20, 2026	\$1,000.00
December 20, 2026	\$1,000.00
January 20, 2027	\$1,000.00
February 20, 2027	\$1,000.00
March 20, 2027	\$347.00

3. The Tenant shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of June 2026 to March 2027, or until there are no arrears owing, whichever comes first.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 7, 2026
Date Issued

 Sarah Visnovec
 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.