



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

File Number: LTB-L-018045-26

In the matter of: 103, 1481 KINGSTON RD
SCARBOROUGH ON M1N1R5

Between: 1034523 Ontario Ltd. Landlord

And

Jossel Escabarte Tenant

1034523 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jossel Escabarte (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Dakk Marrello, and the Tenant participated in the mediation.

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

It is agreed by the parties that:

- A. The Tenant vacated the rental unit on May 7, 2026.
- B. The Landlord is waiving the rent for the 7 days that the Tenant was in possession of the unit in May 2026.
- C. Rent arrears are calculated up to April 30, 2026.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated as of May 7, 2026, the date the Tenant moved out of the rental unit.
- 2. The Tenant shall pay to the Landlord \$9,966.00. This amount includes rent arrears owing up to the date April 30, 2026 and the cost of filing the application.

3. The Tenant shall pay to the Landlord in paragraph 2 according to the following schedule:

AMOUNT DUE	DUE DATE
\$500.00	On or before the 20th day of each month for 19 months from <u>June 20, 2026 to December 20, 2027</u>
\$466.00	On or before January 20, 2028

4. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

May 13, 2026
Date Issued

Monica Dairo
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.