



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

File Number: LTB-L-015676-26

In the matter of: 3, 81 GOSFORD BLVD
NORTH YORK ON M3N2G9

Between: GOSFORD PROPERTY MANAGEMENT INC. Landlord

And

BRYAN EVERETT Tenants
ELIZABETH VASQUEZ ALVAREZ

GOSFORD PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict BRYAN EVERETT and ELIZABETH VASQUEZ ALVAREZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 6, 2026. Employee, Sandra Katz (SK), attended on behalf of the Landlord. Tenant, Elizabeth Vasquez Alvarez, attended on behalf of both Tenants. SK accepted her verbal authorization to represent both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,718.07 for arrears of rent up to May 31, 2026 and \$186.00 costs, totalling \$5,904.07.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$5,904.07) in accordance with the following schedule:
 - . \$500.00 minimum on or before the 21st of each month from
May 21, 2026 to March 21, 2027 (11 months) plus
 - . \$404.07 on or before April 21, 2027.

3. The Tenants shall also pay to the Landlord new rent (current rent: \$2,572.79) on time and in full as it comes due and owing for the period June 1, 2026 to April 30, 2027, or until the arrears are paid in full, whichever date is earliest.
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 1, 2027.

May 21, 2026
Date Issued

Shawn Hayman
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.