



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

File Number: LTB-L-013908-26

In the matter of: 211, 30 GODSTONE RD
NORTH YORK ON M2J 3C6

Between: Homestead Land Holdings Limited Landlord

and

Angelita Ramos Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Angelita Ramos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on May 6, 2026 by videoconference.

The Landlord's Representative Ashleigh Searles and the Tenant engaged in private settlement discussions. The Tenant did not receive legal advice about this application. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased to \$1,778.96 on January 1, 2026. It is due on the 1st day of each month.
- 2) The rent arrears owing to May 31, 2026 are \$8,894.70.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$9,080.70. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.

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 22, 2026	\$3,026.90
June 19, 2026	\$3,026.90
July 17, 2026	\$3,026.90

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period June 1, 2026 to July 1, 2026, or until the arrears have been 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 31, 2026.
5. This order on consent is in full and final settlement of this application.

May 14, 2026
Date Issued

Denise Hannivan
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.