



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

File Number: LTB-L-016430-26

In the matter of: 603, 100 YORK GATE BLVD
NORTH YORK ON M3N2C4

Between: Elm Place Inc - 100 York Gate Blvd Landlord

And

Maria Cardenas Tenant

Elm Place Inc - 100 York Gate Blvd (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Cardenas (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 6, 2026.

The Landlord's legal representative Sharon Harris and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Tenant paid rent for the month of May 2026, however, as of the date of the hearing the Landlord was unable to confirm receipt of payment.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay their lawful monthly rent for the month of May 2026 on or before May 8, 2026.
3. Commencing on June 1, 2026, and for a period of 12 months thereafter up to and including May 1, 2027, the Tenant shall pay their lawful monthly rent on the first day of each month.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act')

for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 15, 2026
Date Issued

Kyle McGraw
Member, 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.