



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

File Number: LTB-L-015271-26

In the matter of: 902, 2600 JANE ST
NORTH YORK ON M3L 1S2

Between: 2600 JANE STREET APTS Landlord

And

SANDRA VERGARA Tenants
MARCELO AGUILAR

2600 JANE STREET APTS (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict SANDRA VERGARA and MARCELO AGUILAR (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026 on VC line 116. The Landlord's Legal Representative Elizabeth Povargo attended. The Tenants were self-represented and attended with Yasmin Otero as the Tenants' Support whom also acted as a Spanish interpreter.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including May 31, 2026 as of today's date of May 6, 2026 is \$7,944.51 which includes the application filing fee of \$186.00.
2. The Tenants shall pay the total sum of arrears of \$7,944.51 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before June 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 10 months (11 months total including the start date) up to and including April 1, 2027 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before May 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 10 months (11 months total including the start date) up to and including March 15, 2027 the amount of \$662.04 per month towards the arrears.

- c) On or before April 15, 2027 the remaining outstanding balance of arrears in the amount of \$662.07.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that become owing after May 31, 2026.

May 11, 2026
Date Issued

Chris Jackson
Hearing 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.