



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014618-26

In the matter of: 606, 620 NORTHCLIFFE BLVD
YORK ON M6E3M1

Between: Hazelview Property Services Inc Landlord

And

Angeluz De Guzman Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Angeluz De Guzman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on May 6, 2026. The Landlord's representative, Peter Lopez, the Tenant, Angeluz De Guzman, and the Tenant's support person, Alanna Schweitzer attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,612.49. It is due on the 1st day of each month.
3. The Tenant has paid \$4,225.00 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026 are \$7,979.14.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to Landlord \$3,940.14 for arrears of rent to May 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$328.35 on or before the fifteenth (15) day of each month starting June 15, 2026, for a period of eleven (11) consecutive months until April 15, 2027; and
 - b. The balance outstanding of \$328.29 on or before February 28, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Landlord and Tenant Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 14, 2026
Date Issued

John Russett
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.