



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

File Number: LTB-L-017149-26

In the matter of: 720, 11 BERGAMOT AVE
ETOBICOKE ON M9W1W3

Between: Pinedale Properties Ltd Landlord

And

Mohammed Negash Makonen Tenant

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Negash Makonen (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard by video conference on May 11, 2026. The Landlord was represented by Prarthana Bhat and the Tenant was present, with his support person David Smith. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, 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 terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N8 notice of termination alleging that the Tenant has been persistently late in paying the rent.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The current lawful rent is \$1,451.09. The rent is due on the 1st day of each month.
- d. Based on the monthly rent, the daily compensation is \$47.71. This amount is calculated as follows: \$1,451.09 x 12, divided by 365 days.
- e. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs, which will be paid through a payment plan.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of, and including June 1, 2026, to May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:

Date of Payment	Payment Amount
June 20, 2026	\$31.00
July 20, 2026	\$31.00
August 20, 2026	\$31.00
September 20, 2026	\$31.00
October 20, 2026	\$31.00
November 20, 2026	\$31.00

4. If the Tenant does not comply with the payment plan set out in paragraph 3, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

May 15, 2026
Date Issued

Helen Giannini
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.