



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018337-26

In the matter of: 1, 21 BERGAMOT AVE
TORONTO ON M9W1W1

Between: Pinedale Properties LTD Landlord

And

Melania Rodriguez Tenant

Pinedale Properties LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Melania Rodriguez (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.

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer/Hearings Officer Michelle Forrester.

The Landlord's Legal Representative, Jennifer Smith, and the Landlord's Agent, William Breen, the Tenant's Legal Representative, Angie Darshanie, The Tenant, and the Tenant's Support Person, Gregory Desgroseilliers, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

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. For a period of twelve (12) consecutive months, starting on June 1, 2026 and up to and including rent for May 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 30, 2026.

May 14, 2026
Date Issued

Michelle Forrester
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.