



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

File Number: LTB-L-019513-26

In the matter of: Two Upper Floors, 540 OLD HARWOOD
AVE
Oshawa ON L1T3L1

Between: Marcus Daly Landlord

And

Darrell Sween Tenants
Catherine Castelo

Marcus Daly (the 'Landlord') applied for an order to terminate the tenancy and evict Darrell Sween and Catherine Castelo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on May 12, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Marcus Daly, the Landlord's spouse Debra Daly, the Landlord's legal representative Daniel Greanya and the Tenants Darrell Sween and Catherine Castelo, participated in the mediation. The Tenants spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised 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 that:

1. As of December 1, 2025, the rent was increased to \$3,338.36 and is payable on the 1st day of the month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$719.70 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in full on or before May 22, 2026.

3. If the Tenants fail to make any one of the payments in accordance with 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 LTB 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 pay any new arrears, NSF fees and related charges that became owing after **May 31, 2026**.

May 19, 2026
Date Issued

Diego Fernandez-Stoll
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.