



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016541-26

In the matter of: 853 ATTERSLEY DR
Whitby ON L1K1T9

Between: Silvana Kerollos
Joseph Kerollos
Landlords

And

Divine Nizere
Aime Gasabanya
Tenants

Silvana Kerollos and Joseph Kerollos (the 'Landlords') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Divine Nizere and Aime Gasabanya (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Silvana Kerollos and Joseph Kerollos (the 'Landlord') also applied for an order requiring Divine Nizere and Aime Gasabanya (the 'Tenants') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard on May 6, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord Silvana Kerollos and the Tenants 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.

It is ordered on consent that:

L1 Application

1. The Tenants owe the Landlords \$16,620.00 for arrears of rent to May 31, 2026.
2. The Landlords shall waive \$6,620.00 of the arrears outlined in paragraph 1, therefore the Tenants outstanding arrears are \$10,000.00.
3. The Tenants shall pay the \$10,000.00 in arrears as follows
 - \$750.00 on or before the 20th day of each month beginning May 20, 2026 until the arrears are paid in full.
4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period starting June 1, 2026, until the arrears are paid in full.
5. If the Tenants fail to make any one of the payments in accordance with this paragraph 3, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlords 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.

L2 Application

6. The Tenants owe the Landlords \$796.91 in utility arrears for Durham Water to April 1, 2026.
7. The Landlords shall waive all outstanding arrears outlined in paragraph 6.
8. Starting May 6, 2026, and for a period of 12 months, the Tenants shall pay all utility bills on time and in full.
9. The Landlords are required to provide the bills to the Tenants within 7 days of receiving the bill.
10. The Tenants shall provide the landlords with proof of payment by bills due date.
11. If the Tenants fail to comply with the conditions set out in the L2 portion of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act')

for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without the notice of the Tenant.

May 19, 2026

Date Issued

Dillanique Knight

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.