



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

File Number: LTB-L-019435-26

In the matter of: 307, 32 The Heights Drive
Don Mills ON M3C1Y4

Between: Brosko Property Management Limited Landlord

And

Tammy Pasquale Tenant

Brosko Property Management Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Pasquale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Glenys Lindenberg, and the Tenant were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,794.90 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$400.00 toward rental arrears in full, on or before the 28th day of each month beginning May 28, 2026, up to and including November 28, 2026; and**
 - b) **\$194.90 in full on or before December 18, 2026.**
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026, to December 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 20, 2026

Date Issued

Christine Leitch

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.