



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

File Number: LTB-L-015947-26

In the matter of: 478 ANNAPOLIS AVE
OSHAWA ON L1J2Y7

Between: Hanna John Bahnan Landlord
Jessy Rayan

And

Viterbo Martinez Polanco Tenant
Eory Guadalupe Pastrana Aldana

Hanna John Bahnan and Jessy Rayan (the 'Landlord') applied for an order to terminate the tenancy and evict Viterbo Martinez Polanco, and Eory Guadalupe Pastrana Aldana, (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was mediated by videoconference on April 30, 2026.

The Landlord Hanna John Bahnan and the Tenant Viterbo Martinez Polanco attended the hearing.

During the discussion with the parties, it was discovered that one of the named parties in the application was a minor child and therefore should not be a party to this application. This party has been removed as a named Tenant.

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.

Agreed Facts:

1. As of the hearing date, the Tenant were still in possession of the rental unit.
2. The lawful rent is \$2,650.00. It is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026 are \$7,950.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. Accordingly, the total amount the Tenant owes the Landlord is \$8,136.00.

It is ordered on consent that:

1. The application is amended to remove Brianna Martinez and the minor child as tenants.
2. The Tenant shall pay to the Landlord \$8, 136.00 for arrears of rent up to April 30, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$2000.00** on or before **May 15, 2026**;
 - b) **\$3,000.00** on or before **June 15, 2026**, and;
 - c) A final payment of **\$3,136.00** on or before **July 15, 2026**.
4. 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 1, 2026**, to **July 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
5. 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 **2** 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' 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 **April 30, 2026**.

May 21, 2026
Date Issued

Sarah Harriman
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.