



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020327-26

In the matter of: 808, 66 OAKMOUNT RD
TORONTO ON M6P2M8

Between: Minto Apartment Limited Partnership on behalf of the Registered Landlord
Owners

And

Jesse Day-Spiteri Tenants
Lorena Baston

Minto Apartment Limited Partnership on behalf of the Registered Owners (the 'Landlord') applied for an order to terminate the tenancy and evict Jesse Day-Spiteri and Lorena Baston (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's legal representative Faith McGregor and the Tenants Jesse Day-Spiteri and Lorena Baston engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants paid to the Landlord the \$186.00 application filing fee on May 1, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 23, 2026.
2. If the unit is not vacated on or before May 23, 2026, then starting May 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 24, 2026.

May 21, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.