



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

File Number: LTB-L-022452-26

In the matter of: Basement, 1182 OSSINGTON AVE
TORONTO ON M6G3W1

Between: Adoni Property Management Services Inc. Landlord

And

Mila Bronte Freitas Tenants
Adrian Paulo Freitas
Stajan Robert Freitas

Adoni Property Management Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mila Bronte Freitas, Adrian Paulo Freitas and Stajan Robert Freitas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 20, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Bryan Rubin, the Landlord's agent, Mario Natale, and the Tenant, Adrian Paulo Freitas for the Tenants, were present. The Tenant did not meet with Duty Counsel prior to the hearing.

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 current lawful rent is \$2,567.00. It is due on the first day of each month. However, for the purposes of this consent order only, the monthly rent will be payable in three (3) instalments as set out in this order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$25,896.00. This amount represents \$25,670.00 for arrears of rent up to May 31, 2026, \$40.00 for NSF charges and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before May 29, 2026;
 - \$433.00 on or before June 19, 2026;
 - \$1,000.00 on or before June 26, 2026;
 - \$433.00 on or before July 17, 2026;
 - \$1,000.00 on or before July 24, 2026;
 - \$22,030.00 on or before July 31, 2026.
3. The Tenants shall also pay to the Landlord the lawful monthly rent that will come due for the period from June 1, 2026 to July 31, 2026 as follows:
 - June 2026 rent:

\$1,000.00 on or before June 5, 2026;
\$1,000.00 on or before June 12, 2026;
\$567.00 on or before June 19, 2026.
 - July 2026 rent:

\$1,000.00 on or before July 3, 2026;
\$1,000.00 on or before July 10, 2026;
\$567.00 on or before July 17, 2026.
4. 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 become owing after May 31, 2026.

May 25, 2026
Date Issued

Nancy Fahlgren
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.