



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

File Number: LTB-L-011830-26

In the matter of: 317, 4981 BATHURST ST
NORTH YORK ON M2R1Y5

Between: SKPM RENTS 1 Landlord

And

BETTINA RELOPEZ Tenants
JORDAN PELTECHKI

SKPM RENTS 1 (the 'Landlord') applied for an order to terminate the tenancy and evict BETTINA RELOPEZ and JORDAN PELTECHKI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on April 28, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Sharon Harris and the Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested a consent order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$4,680.69 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,000.00	On or before April 28, 2026
\$1,840.34	On or before May 22, 2026
\$1,840.35	On or before June 22, 2026

3. The Tenants shall also pay the lawful monthly rent in full and on the first day of each month for the months of May 2026 and June 2026, or until the arrears are paid in full, whichever date is earliest.
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 became owing after April 30, 2026.

May 22, 2026
Date Issued

 Roxanne Theriault
 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.