



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

File Number: LTB-L-021445-26

In the matter of: 801, 35 CANYON AVE
NORTH YORK ON M3H4Y2

Between: 35 CANYON AVENUE LIMITED Landlord

And

MAUREEN CARLOS Tenant

35 CANYON AVENUE LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict MAUREEN CARLOS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026. The Landlord's legal representative, Marie Galevski, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is \$2,201.56, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,434.60, which represents the arrears of rent (\$2,248.6) plus the filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the full amount set out in paragraph 1 of this order on or before May 31, 2026.
3. If the Tenant fails to make the payment in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the

tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after May 31, 2026.

May 22, 2026
Date Issued

Sonja Richter

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.