



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021802-26

In the matter of: 814, 1355 KING ST W
TORONTO ON M6K3C8

Between: Parkdale United Church Foundation Landlord

And

Ciao Ferreira Tenant

Parkdale United Church Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Ciao Ferreira (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 19, 2026. The Landlord's agent, Predrag Milenkovic and the Tenant attended the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$690.00. It is due on the 1st day of each month.
2. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$1,896.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,896.00, which represents the arrears of rent owing to May 31, 2026, the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$900.00 on or before May 20, 2026; and
 - b. A final payment of \$996.00 on or before May 27, 2026.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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's breach pursuant to section 78 of *the Residential Tenancies Act, 2006* (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 May 31, 2026.

May 25, 2026
Date Issued

Britney Sooknanan
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.