



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

File Number: LTB-L-020781-26

In the matter of: 204, 1391 WILSON AVE
NORTH YORK ON M3M1H9

Between: 2331304 Ontario Limited Landlord

And

Graciela Ollesca Tenants
Kay Farquerabao
Mary Jean Ilisan

2331304 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Graciela Ollesca, Kay Farquerabao and Mary Jean Ilisan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on May 21, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Amy McCue, and the Tenant, Kay Farqueraboa for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$2,100.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,986.00. This amount represents \$5,750.00 for arrears of rent up to May 31, 2026, \$50.00 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:
 - \$540.00 on or before the 19th day of each month for the eleven (11) month period commencing June 19, 2026 to April 19, 2027;
 - \$46.00 on or before May 19, 2027.
3. The Tenants shall also pay to the Landlord the monthly rent that will come due for June 2026 on or before June 6, 2026. Thereafter, the Tenants shall pay the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from July 1, 2026 to May 31, 2027, 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 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.