



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

**File Number:** LTB-L-021789-26

**In the matter of:** 421, 2303 EGLINTON AVE E  
SCARBOROUGH ON M1K 2N6

**Between:** Equiton Residential Income Fund LP Landlord

**And**

Alexander Rossi Tenants  
Teodora Mladin

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Rossi and Teodora Mladin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026.

The Landlord's Agent, Laveena Sansal and the Tenants, Alexander Rossi and Teodora Mladin attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,482.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) On or before June 20, 2026, and every 20<sup>th</sup> day of the month for 16 payments, up to and including September 20, 2027, \$400.00.
  - b) On or before October 20, 2027, \$82.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to October 31, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order 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 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 29, 2026**  
**Date Issued**

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**Tanya Speedie**  
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.