



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

File Number: LTB-L-023820-26

In the matter of: 307, 611 Davenport Road
Waterloo ON N2L0L3

Between: Avila Investments Ltd. Landlord

And

Angelo Graci Tenant

Avila Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Angelo Graci (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 26, 2026.

The Landlord's Legal Representative, Kundai Govereh, attended on behalf of the Landlord.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,585.00.
2. The total amount the Tenant owes to the Landlord is \$10,532.88 including arrears of rent (\$10,346.88) and costs (\$186.00) up to May 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$10,532.88 which represents the arrears of rent (\$10,346.88) and costs (\$186.00) outstanding for the period ending May 31, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
May 29, 2026	\$7,725.00
June 30, 2026	\$1,000.00
July 20, 2026	\$300.00
August 20, 2026	\$300.00
September 20, 2026	\$300.00
October 20, 2026	\$300.00
November 20, 2026	\$300.00
December 20, 2026	\$307.88

- b. The Tenant shall also pay the Landlord the rent for June 2026 in full, on or before June 12, 2026.
 - c. The Tenant shall also pay the Landlord the rent for the months of July 2026 up to and including December 2026 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

May 29, 2026
Date Issued

 Angela McLaughlin
 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.