



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021813-26

In the matter of: 303, 2940 JANE ST
NORTH YORK ON M3N2V4

Between: 1597180 Ontario Inc. Landlord

And

Yanco Quiroz Tenants
Deysi Nuela

1597180 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Yanco Quiroz and Deysi Nuela (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on May 25, 2026.

The Landlord's Legal Representative Jacklyn Jesin and Tenant Deysi Nuela attended the hearing. The Tenant stated they represent Yanco Quiroz. Both Tenants signed the settlement agreement uploaded to Tribunals Ontario Portal (TOP).

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenant meets the conditions set out below.
2. The Tenants shall pay to the Landlord rent on time and in full for a period of 12 months on the first day of each and every month starting June 1, 2026, to and including May 1, 2027.
3. If the Tenants fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. On or before June 1, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the Landlord the full amount owing in paragraph 4 of this order on or before June 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Melinda Jamieson
Hearing 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.