



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017363-26

In the matter of: 319, 67 Avenue Road
Cambridge ON N1R2Z9

Between: London Cambridge Development Ltd Landlord

And

Helder Medeiros Tenant

London Cambridge Development Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Helder Medeiros (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

The Landlord's Legal Representative, Robert Rose, attended on the Landlord's behalf.

The Tenant was self-represented and did not speak 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.

On consent, it is ordered that:

1. The Tenant shall pay the regular monthly rent on or before the 1st day of each month starting June 1, 2026 up to and including May 1, 2027.
2. If the Tenant fails to comply with the condition set out in paragraph 1 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 Tenant. 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 Tenant.
3. On or before June 1, 2026, the Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant 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

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.