



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021883-26

In the matter of: 512, 2 FOREST LANEWAY
Toronto ON M2N5X7

Between: Axes Investments Inc. Landlord

And

Jonathan Pierre Urbina Tenants
Ashley Diane Francisco

Axes Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Pierre Urbina and Ashley Diane Francisco (the 'Tenants') because:

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

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

The application was scheduled to be heard on May 26, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Faith McGregor, and the Tenants were present. The Tenants met with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent for June 2026 on or before June 5, 2026.

3. The Tenants shall also pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the twelve (12) month period commencing July 1, 2026 to June 30, 2027.
4. If the Tenants fail to comply with any of the conditions set out in paragraphs 2 and 3 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 Landlord and Tenant Board without notice to the Tenants.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenants shall pay to the Landlord the full amount owing as set out in paragraph 5 of this Order on or before July 1, 2026.
7. If the Tenants fail to pay the Landlord the full amount owing as set out in paragraph 5 of this order on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 2, 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.