



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

File Number: LTB-L-023453-26; AND
LTB-T-098566-25

In the matter of: 406, 24 PINEHILL CRES
YORK ON M6M2B6

Between: Autumn View Inv. Inc. Landlord

And

Wesley Alan Avelar Tenant

LTB-L-023453-26 L1 Application:

Autumn View Inv. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Wesley Alan Avelar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

LTB-T-098566-25 T2 Application:

Wesley Avelar (the 'Tenant') applied for an order determining that Autumn View Investments (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on May 26, 2026. The Landlord's legal representative, Richard Hissey, the Landlord agent, John Vella, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

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

The parties agree that:

1. The Tenant file LTB-T-098566-25 was brought forward by the parties, and this order resolves both the Landlord's file and the Tenant file.
2. The current lawful rent is \$1,351.36, due on the 1st day of each month.
3. The rent arrears owing to May 31, 2026, are \$26,895.36.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord has reduced the arrears by \$8,068.60 as compensation to the Tenant for the section 82 issues as per the *Residential Tenancies Act, 2006*, (the 'Act') and for the claims in the Tenant application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$19,012.76, which represents the arrears of rent inclusive of the filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$800.00 per month due on or before the 1st day of each month for a 23-month period starting in the month of July 2026, up to and including the month of May 2028 (arrears plus filing fee); AND
 - b) \$612.76 on or before June 1, 2028 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting June 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after May 31, 2026.

June 2, 2026
Date Issued

Sonja Richter

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.