



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

**File Number:** LTB-L-022425-26

**In the matter of:** 104, 1387 QUEEN ST W  
TORONTO ON M6K 1M3

**Between:** Ecuhome Corporation Landlord

**And**

Sonia Maggini Tenants  
Rebecca Francis  
Sefora Francis

Ecuhome Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sonia Maggini, Deborah Francis and Sefora Francis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026. The Landlord's agent, Jacqueline Beckford, the Tenants, Rebecca Francis and Sefora Francis, on behalf of the Tenants, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The parties agreed to remove Debra Francis as a Tenant.
2. The parties agreed to add Rebecca Francis as a Tenant.
3. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
4. As of the hearing date, the Tenant were still in possession of the rental unit.
5. The lawful rent is \$948.00. It is due on the 1st day of each month.
6. The Tenants have paid \$3,314.00 to the Landlord since the application was filed.

7. The rent arrears owing to May 31, 2026, are \$2,008.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. Accordingly, the total amount the Tenant owes the Landlord is \$2,194.00.

**On consent, it is ordered that:**

1. The Tenants shall pay to the Landlord \$2,194.00 which represents arrears of rent (\$2,008.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$100.00 on or before the 15<sup>th</sup> day of each month, from June 15, 2026, to January 15, 2028. (19 months),
  - \$194.00 on or before February 15, 2028.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from June 1, 2026, to February 1, 2028, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

**June 3, 2026**  
**Date Issued**

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Pauline Brewster  
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.