



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

**File Number:** LTB-L-032844-26

**In the matter of:** 1, 12 DWIGHT AVE  
ETOBICOKE ON M8V2W5

**Between:** Rosa Larenza Landlord

**And**

Campbell Macleod Tenant

Rosa Larenza (the 'Landlord') applied for an order to terminate the tenancy and evict Campbell Macleod (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on May 26, 2026. The Landlord's legal representative, Bryan Rubin and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

**Agreed Facts:**

1. The Landlord will provide the Tenant with banking information in order for the Tenant to remit direct payment to the Landlord.

**It is ordered on consent that:**

**L1 Application:**

1. The Tenant shall pay to the Landlord \$9,641.30 which represents \$9,455.30 for arrears of rent and costs of \$186.00 for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$800.00 on or before the 15<sup>th</sup> day of each month in 11 equal monthly payments commencing June 15, 2026, up to and including April 15, 2027.
  - \$841.30 on or before May 15, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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 and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

L2 Application:

5. The Tenant shall also pay to the Landlord the lawful monthly rent due on or before the first day of each month for a period of 12 months commencing June 1, 2027, to May 1, 2028, or for a 12-month period immediately following the completion of payment of rent arrears.
6. If the Tenant fails to make any one of the payments in accordance with paragraph 5 of this order, the Landlord may without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

**June 2, 2026**  
**Date Issued**

---

Oluwatobi Abobarin  
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.