



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023633-26

In the matter of: Unit 15, 367 HULLMAR DR
NORTH YORK ON M3N 2G4

Between: N.H.D. Developments Limited

Landlord

And

Marco Jaramillo
Carmen M. Jaramillo

Tenants

N.H.D. Developments Limited (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Marco Jaramillo and Carmen M. Jaramillo (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe. The Landlord also filed an L2 application for an order to terminate the tenancy and evict the Tenants based on a form N8 notice of termination 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.

This application was heard by videoconference on May 27, 2026 on VC line 113. The Landlord's Legal Representative Nicole Ruby attended. The Tenant Carmen M. Jaramillo attended and was self-represented. Grace Baird also attended as Tenant Support and acted as a Spanish interpreter. Marco Jaramillo the other Tenant in this matter was not in attendance, however Carmen M. Jaramillo confirmed that she had authority to reach an agreement on behalf of Marco Jaramillo.

With reference to the L1 application, the parties agreed that the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending May 31, 2026, and the application filing fee of \$186.00. Therefore, the L1 application is discontinued.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent of the parties, it is agreed that:

1. The Landlord's **L1 application** for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is **discontinued**.

2. With reference to the **L2 application**, on or before June 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 11 months (12 months total including the start date) up to and including May 1, 2027 the Tenants shall pay lawful monthly rent on time and in full.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the **L2 application**, the Landlord may, without notice to the Tenants apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application within 30 days of the Tenants' breach.

June 2, 2026
Date Issued

Chris Jackson
Hearing 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.