



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

File Number: LTB-L-044477-26

In the matter of: 711, 15 MARTHA EATON WAY
NORTH YORK ON M6M5B5

Between: 6965083 Canada Inc.c/o BentallGreenOak (Canada) LP Landlord

And

Dimas Alberto Guardado Navarrette Tenant

6965083 Canada Inc.c/o BentallGreenOak (Canada) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Dimas Alberto Guardado Navarrette (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on May 29, 2026. The Landlord's legal representative, Gail Kukor Lang and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal 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 current lawful rent is \$1,935.10 and is due on the first day of each month.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting June 2026, through to and including May 2027.
2. If the Tenant fails to make any of the payments noted in paragraph 1 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and 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 and evicting the Tenant.

3. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before June 15, 2026.
4. If the Tenant defaults on any of the payments noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

June 3, 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.