



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

File Number: LTB-L-018042-26

In the matter of: 1018, 145 MARLEE AVE
YORK ON M6B3H3

Between: NUBURY PROPERTIES LIMITED Landlord

And

JANE PRODICALIDAD VILLANEUVA Tenant
JOSEPH JOERELL PRODICALIDAD
VILLANEUVA
JUSTINE JOY PRODICALIDAD VILLANEUVA

NUBURY PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict JANE PRODICALIDAD VILLANEUVA, JOSEPH JOERELL PRODICALIDAD VILLANEUVA and JUSTINE JOY PRODICALIDAD VILLANEUVA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 25, 2026. The Landlord's legal representative, Sabrina Marchionne and the Tenants, Justine Joy Prodicalidad Villaneuva and Jane Prodicalidad Villaneuva attended the hearing and participated in mediation. Justine Joy Prodicalidad Villaneuva and Jane Prodicalidad Villaneuva had authorization to consent on behalf of all parties.

As a result of the mediation, 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. As of the date of the hearing, the outstanding rent arrears owing to May 31, 2026, have been paid in full.
2. The Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.
3. As of the date of the hearing, a portion of the application filing fee had been paid to the Landlord and the remainder of \$136.00, was owing to the Landlord.
4. The Tenant made a payment of \$136.00 by cheque on May 25, 2026. However, the Landlord could not confirm that this payment had cleared their account. If the payment

clears on or before June 5, 2026, the Landlord shall consider it in satisfaction of the payment required by paragraph 1 in the order portion below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord the sum of \$136.00, for the remainder of the cost of filing the application on or before June 5, 2026.
2. If the Tenant fails to make this payment in full by June 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Britney Sooknanan
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.