



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

File Number: LTB-L-014984-26

In the matter of: 304, 1315 BOUGH BEECHES BLVD
MISSISSAUGA ON L4W4A1

Between: 1315 BOUGH BEECHES BOULEVARD LIMITED Landlord

And

TED WALANIA Tenant

1315 BOUGH BEECHES BOULEVARD LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict TED WALANIA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

The Landlord's Legal Representative, Mark Ciobotaru, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The lawful monthly rent is \$1,855.24 due on the 1st of every month.
2. The Tenant shall pay to the Landlord \$2,871.95 for arrears of rent up to April 30, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$319.11 on the 1st day of each month from May 1, 2026, to December 1, 2026; and
 2. \$319.07 on the 1st of January 2027.
4. The Tenant shall pay the rent for May 1, 2026, on or before June 15, 2026, if they have not already done so.

5. 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 January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 April 30, 2026.

June 2, 2026
Date Issued

Samantha Greaves
Member, 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.