



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023187-26

In the matter of: 70, 2178 FIDDLERS WAY
Oakville ON L6M0L5

Between: R&R Realty Investment Group Inc. Landlord
R&R Realty Investment Group Inc.

And

William Guirguis Tenant
Rita Guirguis

R&R Realty Investment Group Inc. and R&R Realty Investment Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict William Guirguis and Rita Guirguis (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes, and (L1 Application)
- the Tenant has been persistently late in paying the Tenant's rent. (L2 Application)

This application was scheduled to be heard by videoconference on May 27, 2026. The Landlord, Renee Durepos and the Tenant, William Guirguis attended the hearing. William Guirguis 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. The lawful monthly rent is \$3,165.00. It is due on the 1st day of each month.
2. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$7,946.00.
3. The parties agree that the lawful monthly rent for June 2026 will be paid to the Landlord by the Tenant on or before June 20, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,946.00, which represents the arrears of rent owing to May 31, 2026 and the application filing fee of \$186.00.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$835.00 on or before June 20, 2026;
 - b. Payments of \$835.00 on or before the 1st day of each month starting July 1, 2026, and continuing each month until February 1, 2027; and
 - c. A final payment of \$431.00 on or before March 1, 2027.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full as it comes due and owing on the 1st day of each month, for a 9-month period commencing July 1, 2026, to March 1, 2027.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 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 Residential Tenancies Act, 2006* (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.

June 4, 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.