



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

File Number: LTB-L-023628-26

In the matter of: 144 DAVIDSON DR
WOODBIDGE ON L4L1M4

Between: Romano Cozzi Landlord

And

Colleen Khan Tenant

Romano Cozzi (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Khan (the 'Tenant') because:

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

The application was heard by videoconference on May 26, 2026. The Landlord's legal representative, Maria Sturino, the Tenant and the Tenant's legal representative, Curtis Sell attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, 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 \$1,845.00. It is due on the 1st day of each month.
2. On or before May 19, 2026 the Tenant paid all arrears of rent for the period ending May 31, 2026.
3. The only amount outstanding is the Landlord's cost of filing the application (\$186.00).
4. The Parties mutually requested an amendment to the application to include a claim for outstanding utilities (Enbridge Gas) in the amount of \$1,092.79, covering the period from November 1, 2025 to February 11, 2026.

5. The Parties agreed that all maintenance requests made by the Tenant to the Landlord up to the hearing date, May 26, 2026, have been resolved. Going forward, any new maintenance requests shall be directed to Ann Cozzi, the Landlord's agent.

On consent it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before June 2, 2026.
3. If the Tenant fails to make the payment in accordance with paragraphs 1 and 2 in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from June 3, 2026 at 4.00% annually on the balance outstanding.

L2 Application – Persistent Late Payment of Rent

4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period starting June 1, 2026 to up and inclusive May 1, 2027.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
7. On or before July 31, 2026, the Tenant shall pay to the Landlord \$1,092.79 which represents outstanding utilities (Enbridge Gas) for the period from November 1, 2025 to February 11, 2026.
8. If the Tenant fails to make the payment in accordance with paragraph 7 of this order, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding

June 4, 2026
Date Issued

Floredana Ungureanu
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.