



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026243-26

In the matter of: 701, 2328 Islington Avenue
Toronto Ontario M9W3X2

Between: Orchard Apartments (2328) LP Landlord

And

Katherine Cruz Tenants
Benigno O. Cruz Jr
Patrick Benn Emmanuel Cruz

Orchard Apartments (2328) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Katherine Cruz, Benigno O. Cruz Jr and Patrick Benn Emmanuel Cruz (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes and because the Tenants have been persistently late in paying the Tenants' rent.

Mediation was held on June 3, 2026. The following parties participated in the mediation: The Landlord's agent, Anna Peluso, and the Tenant Katherine Cruz on behalf of all named Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$5,227.96** which represents the arrears of rent (\$5,026.96) plus costs (\$201.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
August 15, 2026	\$ 600.00
September 15, 2026	\$ 600.00
October 15, 2026	\$ 600.00
November 15, 2026	\$ 600.00
December 15, 2026	\$ 706.99
January 15, 2027	\$ 706.99
February 15, 2027	\$ 706.99
March 15, 2027	\$ 706.99

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026** to **June 1, 2027**.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 9, 2026
Date Issued

Ryan Gacnik
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.