



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

File Number: LTB-L-026310-26

In the matter of: 2, 8 AFTON AVE
TORONTO ON M6J1R7

Between: Derek Wu Landlord

And

Gustavo Alejandro Perez Chauca Tenants
Victor Olomo Yekue
Sergio Arturo Cisniega Carrera

Derek Wu (the 'Landlord') applied for an order to terminate the tenancy and evict Gustavo Alejandro Perez Chauca, Victor Olomo Yekue and Sergio Arturo Cisniega Carrera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 2, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agent, Michael Wu, the Landlord, the Tenants, Gustavo Alejandro Perez Chauca and Victor Olomo Yekue, on behalf of the Tenants were present. The Tenants spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$14,873.56**, which represents the arrears of rent and costs (\$186.00) outstanding 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
June 2, 2026	\$700.00
June 12, 2026	\$617.01

June 23, 2026	\$3,000.00
July 17, 2026	\$2,500.00
July 31, 2026	\$500.00
August 15, 2026	\$500.00
August 31, 2026	\$500.00
September 18, 2026	\$500.00
September 30, 2026	\$6,056.55

3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of July 2026 to September 2026, or until there are no arrears owing, whichever comes first.
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 5, 2026
Date Issued

 Sarah Visnovec
 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.