



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

File Number: LTB-L-039211-26

In the matter of: 306, 190 KERR ST
OAKVILLE ON L6K3A9

Between: Kerr (190) Div. Landlord

And

Raffaella Talacci Tenant

Kerr (190) Div. (the 'Landlord') applied for an order to terminate the tenancy and evict Raffaella Talacci (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).

This combined application was heard by videoconference on June 3, 2026.

The Landlord's Agent, Renata Zafirovska, the Tenant, and the Tenant's Supporter, Luigi Sellaro, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,256.06. It is due on the 1st day of each month.

4. Based on the monthly rent, the daily rent/compensation is \$74.17. This amount is calculated as follows: $\$2,256.06 \times 12$, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$5,070.06
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

L2 Application – Persistent Late Payment of Rent

7. The rent is due on the 1st day of each month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$5,256.06 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 above in accordance with the following schedule:
 - i) \$2,000.00 by Friday, June 5, 2026;
 - ii) \$300.00 by June 21, 2026;
 - iii) \$300.00 per month, for 9 consecutive months, by the 21st day of each month, from July 21, 2026 to March 21, 2027; and
 - iv) \$256.06 by April 21, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period from July 1, 2026 to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 above, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 above 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 June 30, 2026.

L2 Application – Persistent Late Payment of Rent

5. Provided the Tenant complies with the terms and conditions as set out in the L1 portion of the order above, the tenancy shall continue on the following terms.
6. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period from July 1, 2026 to May 1, 2027.

7. If the Tenant fails to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 8, 2026
Date Issued

Janice Campbell
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.