



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024327-26

In the matter of: 1501, 125 NEPTUNE DR
NORTH YORK ON M6A1X3

Between: WJ PROPERTIES Landlord

And

Livia Sindilaru Tenant

WJ PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict Livia Sindilaru (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on June 3, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Mark Ciobotaru, and the Tenant participated in the mediation. The Tenant's Italian translator, Edin Lohja, was also present during the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,115.41 which represents arrears of rent up to June 30, 2026 and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$2056.22	On or before June 5, 2026
\$1000.00	On or before the 20th day of each month for 12 months from <u>July 20, 2026 to June 20, 2027</u>
\$59.19	On or before July 20, 2027

3. The Tenant 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 up to and including July 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order 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.
3. The application shall be amended to remove MAURO DI FRANCESCO as a Tenant to this application, and to have Livia Sindilaru, MAURO DI FRANCESCO 's spouse, as a Tenant to this application.

June 11, 2026
Date Issued

Monica Dairo
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.