



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029389-26

In the matter of: 606, 3085 QUEEN FREDERICA DR
MISSISSAUGA ON L4Y3A4

Between: Rentpedia Inc. Landlord

And

Anna Vianca Mercado Tenants
Christopher Fullerton

Rentpedia Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Anna Vianca Mercado and Christopher Fullerton (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on June 4, 2026. Jane Seale, full-time employee of the Landlord, represented the Landlord. Ali Ahmed, Licenced Paralegal, represented the Tenants. Christopher Fullerton was also present.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants shall pay the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including June 2027.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 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 Tenants. 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 Tenants.
3. The Tenants shall pay to the Landlord the \$186.00 application filing fee on or before July 1, 2026.

4. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, then the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Joanne Lolato
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.