



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

File Number: LTB-L-022193-26

In the matter of: 604, 2313 ISLINGTON AVENUE
ETOBICOKE ON M9W3X1

Between: 2736090 ONTARIO INC. Landlord

And

M. DIAZ Tenant

2736090 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict M. DIAZ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 2, 2026. The Landlord's representative Daniel Moak, the Tenant, and the Tenant's representative, Donna Keuhl, attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, 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 requested and order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

On March 11, 2026, the Landlord requested to amend the application to correct the address of the rental unit covered by the application from 17139 Headline Road West, Montreal, QC, H3A3J6 to Unit 604, 2313 Islington Avenue, Etobicoke, ON. M9W3X1.

Agreed Facts:

1. The Tenant owes no money to the Landlord to May 31, 2026.
2. The lawful rent for June 2026 is \$1,188.14.
3. The lawful rent for July 2026 and onwards will be \$1,219.59.
4. The next available rent increase for the Landlord will be for July 2027.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to correct the address of the rental unit covered by the application.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued to May 31, 2026.

June 9, 2026
Date Issued

Anibal Benitez Calderon
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 20, 2026

Rent Owing To June 30, 2026	\$4,223.77
Application Filing Fee	\$0.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$4,223.77