



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025201-26

In the matter of: 3218, 30 SHORE BREEZE DRIVE
Toronto ON M8V0J1

Between: CHRIS RODRIGUES Landlord

And

JOHN VLAJKOVIC Tenant

CHRIS RODRIGUES (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN VLAJKOVIC (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 1, 2026. The Landlord's representative, Ashley Cassidy, and the Tenant 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 an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The application is amended to correct the Landlord's name to Chris Rodrigues.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month from July 1, 2026 to June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 Tenant. 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 Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the cost of filing the application on or before June 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.

June 8, 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.