



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

File Number: LTB-L-023533-26

In the matter of: 609, 3121 Eglinton Ave. E.
Scarborough, ON M1J 2G5

Between: Darby Hall Realty Ltd. Landlord

And

Neika Virgo Tenant

Darby Hall Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Neika Virgo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 4, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Giuseppe Marini, and the Tenant attended the hearing.

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

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$10,021.95 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 in accordance with the following schedule:
 - a) \$1,168.21 on or before June 12, 2026.
 - b) Lawful rent on time and in full, plus \$500.00, on or before the first (1st) of each month, from July 1, 2026, through to November 1, 2027.
 - c) Lawful rent on time and in full, plus \$353.74, on or before December 1, 2027.

3. 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.

June 16, 2026
Date Issued

Michelle Forrester
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.