



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

File Number: LTB-L-011464-26

In the matter of: 604, 18 HILLCREST AVE
NORTH YORK ON M2N6T5

Between: Carmen Molinaro Landlord

And

Yery Han Tenant

Carmen Molinaro (the 'Landlord') applied for an order to terminate the tenancy and evict Yery Han (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 8, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, supported by Melissa Tenpow, and the Tenant were present.

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

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,501.00. It was due on the 16th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 15, 2026 are \$5,002.00

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,188.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application.
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$1,000.00 in full on or before the first day of each month beginning September 1, 2026 up to and including January 1, 2027; and
 - b) \$188.00 in full on or before February 1, 2027.
4. If the Tenant does not pay the Landlord the full amount owing on in accordance with the schedule set out in paragraph 3 of this order, the full remaining balance of the amount set out in paragraph 2 shall immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Christine Leitch
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.