



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

File Number: LTB-L-030492-26

In the matter of: 12, 705 CUMBERLAND AVE
BURLINGTON ON L7N3W4

Between: Marianna Thomson Landlord
Katarzyna Miller

And

Marcelle Santos Tenant

Marianna Thomson and Katarzyna Miller (the 'Landlord') applied for an order to terminate the tenancy and evict Marcelle Santos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

The Landlord's legal representative, Agnieszka Magdalena Czajkowski, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is agreed that:

1. The application is amended to add Katarzyna Miller as a named Landlord because she is a co-owner of the property. This order reflects that amendment.
2. The Tenant has been paying rent to Red Currant Investments at the request of the Landlord, Marianna Thomson. The registration information identifies Red Currant Investments as a sole proprietorship registered to Marianna Thomson. The parties acknowledge that, despite the word "Investments" in the business name, the Tenant's payments were made solely for rent for the rental unit and were not payments made independently for investment purposes.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,586.00 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:

- Commencing on or before September 1, 2026, and continuing on or before the 1st day of each and every month up to and including August 1, 2027, the amount of \$1,215.50.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
 4. 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

Colin Elsby
Member, 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.