



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030218-26

In the matter of: 2, 1518 EGLINTON AVE W
YORK ON M6E2G5

Between: Diego Gulizia Landlord

And

Emerald Wilson Tenant

Diego Gulizia (the 'Landlord') applied for an order to terminate the tenancy and evict Emerald Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Allistair Trent, the Landlord's Agents, Diego Gulizia and Mary Gulizia, and the Tenant were present.

As a result of the mediation 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$8,466.00**. This amount represents \$8,280.00 for arrears of rent up to **June 30, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$500.00 on or before the 15th day of each month, beginning July 15, 2026, up to and including October 15, 2027.
 - b. \$466.00 on or before November 15, 2027.
3. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period of **July 1, 2026, to November 1, 2027**, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fail 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 18, 2026
Date Issued

Kevin Kordahi
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.