



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

**File Number:** LTB-L-024603-26

**In the matter of:** 707, 11 GOLDFINCH CRT  
NORTH YORK ON M2R2C2

**Between:** DOEL DEVELOPMENT CORPORATION Landlord  
LIMITED

**And**

JASPER LANGBIS Tenant  
ELMER GOMEZ

DOEL DEVELOPMENT CORPORATION LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict JASPER LANGBIS and ELMER GOMEZ (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 Representative Emily Barbat, and the Tenant Jasper Langbis attended the hearing. Jasper Langbis had authorization to consent on behalf of the other Tenant.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a 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 rent arrears owing to June 30, 2026, are \$3,681.19.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,867.19 which represents arrears of rent (3,681.19) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 as follows:

- \$1,000.00 on or before June 19, 2026.
  - \$2,867.19 on or before June 30, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of 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 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.

**June 23, 2026**  
**Date Issued**

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**Renesha Bridgewater**  
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.