



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

File Number: LTB-L-029013-26

In the matter of: 302, 22 TINDER CRES
NORTH YORK ON M4A1L6

Between: 22 Tinder Inc. Landlord

And

SEBLE SISAY SIRAYO Tenant

22 Tinder Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict SEBLE SISAY SIRAYO (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on June 16, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Steven Bloom, the Tenant's Support Person, Milan Patel and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- The Tenant made a payment of \$1,000.00 on June 7, 2026, of which \$511.80 was applied to the July 2026 rent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$8,095.03**, which represents the arrears of rent (\$7,909.03) and costs (\$186.00) outstanding for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 15, 2026	\$488.20
August 15, 2026	\$488.20
September 15, 2026	\$488.20
September 20, 2026	\$5,000.00
October 15, 2026	\$488.20
November 15, 2026	\$488.20
December 15, 2026	\$488.20
January 15, 2027	\$165.83

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.

L2 Application – Persistent Late Payment of Rent

4. The Tenant shall also pay the Landlord the monthly rent due on or before the first day of the month for the period July 2026 to June 2027.
5. If the Tenant fails to make any of the payments in paragraph 4 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 23, 2026
Date Issued

 Sarah Visnovec
 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.