



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029591-26

In the matter of: 1587 STAVEBANK RD
MISSISSAUGA ON L5G2V6

Between: Royal Bank of Canada c/o Gowling WLG LLP Landlord

And

Patrick Peltier (a.k.a. Patrick Kevin Peltier) Tenant
Rossana Alejandrino (a.k.a. Rossana Peltier)

Royal Bank of Canada c/o Gowling WLG LLP (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Peltier (a.k.a. Patrick Kevin Peltier) and Rossana Alejandrino (a.k.a. Rossana Peltier) (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 15, 2026, 2026. The Landlords' legal representatives, James Riewald, the Tenant, Patrick Peltier (a.k.a. Patrick Kevin Peltier) and the Tenants' legal representative, Mehria Qarizadha attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. On the application Patrick Peltier, Rossana Peltier and Hanna Peltier are named as Tenants. The parties mutually requested to amend the application to correctly identify one of the Tenants as Rossana Alejandrino (a.k.a. Rossana Peltier). Furthermore, the parties mutually requested to amend the application to remove Hanna Peltier as party/tenant. Therefore, throughout this order, Patrick Peltier (a.k.a. Patrick Kevin Peltier) and Rossana Alejandrino (a.k.a. Rossana Peltier) are referred to as the only Tenants.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.

4. The lawful rent is \$3,600.00. It is due on the 13th day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$118.36. This amount is calculated as follows: \$3,600.00 x 12 months, divided by 365 days.
6. The rent arrears owing to June 20, 2026 are \$29,146.88 which represents arrears of rent to June 12, 2026 (\$28,200.00) plus daily compensation for the period starting June 13, 2026 to June 20, 2026 (\$946.88).
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

On consent it is ordered that:

1. The application is amended to remove Hanna Peltier as party/tenant.
2. The application is amended to correctly identify one of the Tenants as Rossana Alejandrino (a.k.a. Rossana Peltier).
3. The tenancy between the Landlord and the Tenants is terminated on June 20, 2026. The Tenants must move out of the rental unit on or before June 20, 2026.
4. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 21, 2026.
6. If the Tenants do not vacate the rental unit on or before June 20, 2026, the Tenants shall pay to the Landlord compensation of \$118.36 per day for the use of the unit starting June 21, 2026 until the date the Tenants move out of the unit.
7. The Tenants shall pay to the Landlord \$29,332.88 which represents arrears of rent for the period ending June 12, 2026 (\$28,200.00) plus daily compensation for the period starting June 13, 2026 to June 20, 2026 (\$946.88) plus the application filing fee (\$186.00).

If the Tenants vacate the rental unit on or before June 20, 2026

8. The Landlord shall waive \$16,332.88 from the total arrears of rent and cost for the period ending June 20, 2026 (\$29,332.88) in exchange of the Tenants terminating the tenancy on or before June 20, 2026 and vacating the rental unit.
9. The Tenants shall pay to the Landlord \$13,000.00 which represents the remaining balance between the total amount of arrears of rent and cost for the period ending June 20, 2026 (\$29,332.88) and the amount the Landlord waives if the Tenants vacate the rental unit on or before June 20, 2026 (\$16,332.88).

10. The Tenants shall pay to the Landlord the amount set out in paragraph 9 of this order in accordance with the following schedule:

- Payments of \$300.00 on or before the 22nd day of each month starting on June 22, 2026, and continuing each month until December 22, 2029; and
- a final payment of \$100.00 on or before January 22, 2030.

11. If the Tenants fail to make any one of the payments in accordance with paragraphs 9 and 10 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

If the Tenants vacate the rental unit after June 20, 2026

12. On or before June 20, 2026, the Tenants shall pay to the Landlord \$29,332.88 which represents arrears of rent for the period ending June 12, 2026 (\$28,200.00) plus daily compensation for the period starting June 13, 2026 to June 20, 2026 (\$946.88) plus application filing fee (\$186.00).

13. If the Tenants fail to make the payment in accordance with paragraph 12 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Floredana Ungureanu
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 21, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.