



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

**File Number:** LTB-L-037774-26  
LTB-L-040206-26

**In the matter of:** 111, 1460 BISHOPS GATE  
OAKVILLE ON L6M4N5

**Between:** Pamina McGuinness Landlord

**And**

Allison Salgado-Mangabat Tenant  
Katrina Salgado-Mangabat

Pamina McGuinness (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Salgado-Mangabat and Katrina Salgado-Mangabat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application; LTB-L-037774-26)

Pamina McGuinness (the 'Landlord') also applied for an order to terminate the tenancy and evict Allison Salgado-Mangabat and Katrina Salgado-Mangabat (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. (L2 Application; LTB-L-040206-26)

Both applications were scheduled to be heard by videoconference on July 2, 2026. Before the hearing date, the parties elected to engage in mediation via Online Dispute Resolution on June 19, 2026. As a result of this order, the hearing is canceled.

The Landlord Pamina McGuinness and the Tenant Allison Salgado-Mangabat were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

During mediation for the L1 Application bearing file number LTB-L-037774-26, the parties sought to bring forward the Landlord's L2 Application bearing file number LTB-L-040206-26 and resolve both files in one settlement.

### **The parties agreed that:**

1. This order is a global resolution of LTB-L-037774-26 and LTB-L-040206-26.
2. The arrears of rent owing up to June 30, 2026, are \$10,800.00

3. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
4. The lawful rent is \$3,100.00. It is due on the first day of each month.
5. The Landlord collected a rent deposit of \$2,900.00 from the Tenant on July 05, 2023, and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
6. Interest owed to the Tenant on the last month rent deposit from July 05, 2023, to June 19, 2026, is \$209.32.
7. The last month rent deposit, together with due interest, will be applied to the rental period commencing July 01, 2026, and will constitute the full lawful rent for that period.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay the Landlord \$10,986.00 for arrears of rent up to June 30, 2026, plus costs.
3. The Tenant shall pay the Landlord the amount set out in paragraph 2 of this order in accordance with the following schedule:
  - \$500.00 on or before the 6<sup>th</sup> day of each month, for a period of 21-months, commencing August 06, 2026, up to and including April 06, 2028; and,
  - A final payment of \$486.00 on or before May 08, 2028, to satisfy the arrears.
4. If the Tenant fails to make any of the payments in accordance with paragraph 3 of this order, and by the dates required, the balance owing under paragraph 2 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. 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 August 1, 2026.

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

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**Adam Rogers**  
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 February 1, 2027, 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.