



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-043507-26-SA

In the matter of: 511, 595 PROUDFOOT LANE
LONDON ON N6H4S1

Between: OLD OAK PROPERTIES INC Landlord

And

Deisy Rubiela Ahumada Bernal Tenants
Johnnatan Andres Barbosa Ramirez

OLD OAK PROPERTIES INC (the 'Landlord') applied for an order to terminate the tenancy and evict Deisy Rubiela Ahumada Bernal and Johnnatan Andres Barbosa Ramirez (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on April 30, 2026 with respect to application LTB-L-010507-26.

The Landlord's application was resolved by order LTB-L-043507-26, issued on May 25, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-043507-26 on May 28, 2026.

The motion was scheduled to be heard by video conference on June 18, 2026.

Before the start of the hearing the Landlord's legal representative Ayden Pearson and the Tenants Deisy Rubiela Ahumada Bernal and Johnnatan Andres Barbosa Ramirez engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-043507-26, issued on May 25, 2026 is granted.
2. Order LTB-L-043507-26, issued on May 25, 2026 is set aside and cannot be enforced.

3. Order LTB-L-010507-26 issued on April 30, 2026 is amended by cancelling it and replacing it with the following:
4. The Tenants shall pay to the Landlord \$4,551.00 for arrears of rent up to June 30, 2026 and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting on August 15, 2026 and continuing on the 15th day of each month thereafter through to and including December 15, 2026, the Tenants will make equal monthly payments each in the amount of \$150.00.
 - b) Then, starting on January 15, 2027 and continuing on the 15th day of each month thereafter through to and including November 15, 2027, the Tenants will make equal monthly payments each in the amount of \$170.00.
 - c) The Tenants will then make a final payment in the amount of \$179.96 on December 15, 2027.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026** through to and including **December 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 25, 2026
Date Issued

Diego Fernandez-Stoll
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.