



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031524-26

In the matter of: 905, 25 WIDDICOMBE HILL
ETOBICOKE ON M9R1B1

Between: Squires Apartments Limited Landlord

And

Michelle Brienza Tenant

Squires Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Brienza (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on June 23, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's lawyer Daniel Pignataro and the Tenant, Michelle Brienza, participated in the mediation. The Tenant spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$2,064.28** for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,032.14 payable on or before July 31, 2026
 - b) \$1,032.14 payable on or before August 31, 2026
3. The Tenant 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 **August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.

4. 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**.

June 30, 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.