



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033605-26

In the matter of: 1113, 5 NORTHTOWN WAY
NORTH YORK ON M2N7A1

Between: Ion Moncica Landlord

And

Jensen Kathleen Tenants
Giuseppe Moschella

Ion Moncica (the 'Landlord') applied for an order to terminate the tenancy and evict Jensen Kathleen and Giuseppe Moschella (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 22, 2026.

The Landlord's Representative, Jimmy Gangadin, and the Tenant, Jensen Kathleen, attended the hearing.

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 consequences of the joint submission.

At the hearing, the parties agreed:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,500.00. It is due on the 18th day of each month.
3. The rent arrears owing to July 17, 2026, are \$14,800.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$14,986.00 for arrears of rent up to July 17, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount	Balance Remaining
July 1, 2026	\$600.00	\$14,386

August 1, 2026	\$600.00	\$13,786.00
September 1, 2026	\$600.00	\$13,186.00
October 1, 2026	\$600.00	\$12,586.00
November 1, 2026	\$600.00	\$11,986.00
December 1, 2026	\$600.00	\$11,386.00
January 1, 2027	\$600.00	\$10,786.00
February 1, 2027	\$600.00	\$10,186.00
March 1, 2027	\$600.00	\$9,586.00
April 1, 2027	\$600.00	\$8,986.00
May 1, 2027	\$600.00	\$8,386.00
June 1, 2027	\$600.00	\$7,786.00
July 1, 2027	\$600.00	\$7,186.00
August 1, 2027	\$600.00	\$6,586.00
September 1, 2027	\$600.00	\$5,986.00
October 1, 2027	\$600.00	\$5,386.00
November 1, 2027	\$600.00	\$4,786.00
December 1, 2027	\$600.00	\$4,186.00
January 1, 2028	\$600.00	\$3,586.00
February 1, 2028	\$600.00	\$2,986.00
March 1, 2028	\$600.00	\$2,386.00
April 1, 2028	\$600.00	\$1,786.00
May 1, 2028	\$600.00	\$1,186.00
June 1, 2028	\$600.00	\$586.00
July 1, 2028	\$586.00	\$0.00

3. 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 18, 2026, to July 18, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 *Residential Tenancies Act*, 2006 (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 July 17, 2026.

June 30, 2026
Date Issued

Nicole Pedron
Member, 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.