



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034228-26

In the matter of: 152 HAWKINS ST
SUTTON WEST ON L0E1R0

Between: Rosana Grijalvo Landlords
Dmitri Touritch

and

Janelle Bascoe Tenants
Hermine Peck

Rosana Grijalvo and Dmitri Touritch (the 'Landlords') applied for an order to terminate the tenancy and evict Janelle Bascoe and Hermine Peck (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 23, 2026. Instead, the Tenants who had consulted with Tenant Duty Counsel, the Landlords and the Landlord's Legal Representative engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords \$1,686.00 for arrears of rent up to June 30, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$563.00 monthly, on or before the 10th day of each month for 3 months, beginning July 2026 up to and including September 2026
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period from July 2026 to September 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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

Lindsay Phomin
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.