



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037392-26

In the matter of: 612, 27 GAMBLE AVE
EAST YORK ON M4K2H5

Between: Gamble Westwood Ltd. Landlord

And

Adam Buonfiglio Tenants
Kerry Brewer

Gamble Westwood Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Buonfiglio and Kelly Brewer (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 24, 2026.

The Landlord's Legal Representative Amy McCue and Tenant Kerry Brewer attended the hearing. The Tenant stated they act on behalf of Adam Buonfiglio. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlord will provide the Tenants online portal information, so the Tenants have the option of paying rent online starting August 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. The Tenants shall pay the Landlord the monthly rent in full and on or before the first day of each consecutive month for 12-months starting July 1, 2026, to June 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. On or before July 1, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026, at 4.00% annually on the balance outstanding.
6. The application is amended to change the female tenants name from Kelly Brewer to Kerry Brewer.

June 29, 2026
Date Issued

Melinda Jamieson
Hearing 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.