



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098599-25

In the matter of: TH-103, 2000 SHEPPARD AVE W
Toronto ON M3N1A2

Between: Oakview Heights Landlord

And

Isabel C. Tames Salazer Tenant
Lara Flores

Oakview Heights (the 'Landlord') applied for an order to terminate the tenancy and evict Isabel C. Tames Salazer and Lara Flores (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 25, 2026.

The Landlords representative Mr. Korman and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

Statement of Facts:

1. On consent of all parties, the former Tenant known as **LARA FLORES**, is removed as a named Tenant.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,700.22** for arrears of rent and costs up to **June 30, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective July 20, 2026, and on or before the 20th day of each consecutive month thereafter, for a period of 9 consecutive months, the Tenant will pay an additional \$470.00 per month representing arrears;
 - (b) On or before, April 20, 2026, the Tenant will pay the balance in the amount of \$470.22.
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**, until the arrears are paid in full.

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 paragraphs 1,2, 3, 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 29, 2026

Date Issued

Suzy Franklyn

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.