



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037281-26

In the matter of: 4003, 3900 CONFEDERATION PKY
MISSISSAUGA ON L5B0M3

Between: Hina Safdar Landlord

And

Norlan Jose Vanegas Espinoza, Sr Tenant

Hina Safdar (the 'Landlord') applied for an order to terminate the tenancy and evict Norlan Jose Vanegas Espinoza, Sr (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 24, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Landlord's Representative, George Stanley Berger, the Landlord Support person, Abdul Safdar, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$5,986.00**. This amount represents \$5,800.00 for arrears of rent up to **June 30, 2026**, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$2,900.00 on or before July 2, 2026.
3. On or before July 15, 2026, the Tenant shall provide the Landlord with satisfactory proof from their financial institution confirming that the January 2026 rent payment was made to the Landlord. If the Tenant provides satisfactory proof that the January 2026 rent payment was made to the Landlord, no further arrears shall be owing, and the Landlord agrees to waive the filing fee. If the Tenant is unable to provide such proof, the Tenant shall pay the sum of **\$3,086.00** to the Landlord on or before the following schedule:

- a. Lawful rent plus \$500.00 starting July 31, 2026, to October 31, 2026, inclusive.
 - b. Lawful rent for November 2026, plus \$500.00 on or before November 30, 2026.
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 29, 2026
Date Issued

Michelle Forrester
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.