



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-034474-26

In the matter of: Main Floor, 11 Nairn
Toronto ON L0K1E1

Between: Sandra Pereira
Robert Wagner
Landlords

And

Isabel Christine Da Costa Andrade
Douglas Alves De Castro E Silva
Lucas Garcia Martins
Tenants

Sandra Pereira and Robert Wagner (the 'Landlords') applied for an order requiring Isabel Christine Da Costa Andrade, Douglas Alves De Castro E Silva and Lucas Garcia Martins (the 'Tenants') to pay the rent that the Tenants owe.

The application was heard by videoconference on June 25, 2026. The Landlord Robert Wagner and the Tenant Douglas Alves De Castro E Silva attended the hearing. Tenant Douglas Alves De Castro E Silva confirmed that he had authorization to act on behalf of Tenants Isabel Christine Da Costa Andrade and Lucas Garcia Martins.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The Tenants vacated the rental unit on May 14, 2026. Rent arrears are calculated up to June 14, 2026.
2. The last month's rent deposit and interest the Landlords owe on the last month's rent deposit have been deducted from the amount owing by the Tenants.
3. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of May 14, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$7,500.00. This amount includes rent arrears owing up to June 14, 2026, the cost of filing the application, and outstanding utility charges. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants.
3. The Tenants shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:
 - Payments of \$500.00 on or before the 15th day of each month starting on July 15, 2026, and continuing each month until August 15, 2027; and
 - a final payment of \$16.00 on or before September 15, 2027.
4. If the Tenants do not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlords have the right to collect the balance outstanding under this Order.
5. This order is in full and final settlement of all matters arising from the tenancy.

June 30, 2026

Date Issued

Sandra Sabourin

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.