



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-082089-25

In the matter of: 107, 480 MAPLE AVE
BURLINGTON ON L7S1M4

Between: MAPLE AVENUE PROPERTIES LTD. Landlord

And

ADAM CHWALKA Tenants
DARLENE HICKEY

MAPLE AVENUE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict ADAM CHWALKA and DARLENE HICKEY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 17, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Sabrina Marchionne and the Tenant, Adam Chwalka participated in mediation however, parties reached consent prior to mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,166.00 which represents \$2,980.00 for arrears of rent and costs of \$186.00 for the period ending December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before December 19, 2025.
 - \$1,333.00 on or before January 16, 2026.
 - \$1,333.00 on or before February 20, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026, to February 1, 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 December 31, 2025.

January 9, 2026
Date Issued

Oluwatobi Abobarin
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.