



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

File Number: LTB-L-081933-25

In the matter of: 1605, 165 QUEEN ST S
HAMILTON ON L8P4R3

Between: Enterprise REIT Operating LP Landlord

And

Niresha Falls Tenant

Enterprise REIT Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Niresha Falls (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on December 22, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Eric Steiman, the Tenant, Niresha Falls, and the Tenant's Support, Ersa Lyvesha, participated in the mediation.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is due on the 1st day of each month.
3. The Tenant has paid \$4,235.00 to the Landlord since the application was filed.
4. The rent arrears owing to December 31, 2025, are \$4,375.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$4,561.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,561.00. This amount includes rent arrears owing up to December 31, 2025, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenant will pay the Landlord:
 - \$166.37 on or before January 1, 2026;
 - \$2,565.00 on or before January 31, 2026; and
 - \$166.33 a month on or before the 1st day of each month, beginning February 1, 2026, up to and including December 1, 2026.
3. The Tenant shall also pay to the Landlord the new rent in full by the 1st day of each month for the period January 1, 2026, to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any 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 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 December 31, 2025.

January 6, 2026

Date Issued

Rachael Kukoyi

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.