



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-063808-25

In the matter of: 12 NELSON ST
HAMILTON ON L8P1G3

Between: MARK LEYSER C/O RISE PROPERTY
SOLUTIONS INC.

Landlord

And

TEUNIS SCHEURWATER
AMBER MCALEER

Tenants

MARK LEYSER C/O RISE PROPERTY SOLUTIONS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TEUNIS SCHEURWATER and AMBER MC ALEER (the 'Tenant') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants' behaviour has substantially interfered with the Landlord's lawful rights, privileges, or interests (L2 Application).

The Landlord also applied for an order for the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was heard by videoconference on December 15, 2025. The Landlord's legal representative Elizaveta Povarago, and Tenant Teunis Scheurwater attended the hearing. Tenant Teunis Scheurwater confirmed that he had authorization to act on behalf of Tenant Amber McAleer.

Before the start of the hearing, the parties advised that they had reached an agreement. 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 acknowledge that they have failed to pay water utility costs as required under the terms of the tenancy agreement and owe \$1,157.45 to the Landlord to December 14, 2025.

2. The Tenants acknowledge that they have failed to pay rent and owe \$14,079.34 to the Landlord in rent arrears to December 31, 2025.
3. The Tenants agree to pay all future water utility costs.
4. The Landlord agrees to provide the Tenant with the water utility invoices, upon receipt.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$14,265.34 which represents arrears of rent (\$14,079.34) plus the application filing fee (\$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:
 - Payment of \$4,265.34 on or before December 31, 2025; and
 - Payments of \$833.33 on or before the last day of each month starting on January 31, 2026, and continuing each month until November 30, 2026; and
 - A final payment of \$833.37 on or before December 31, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period January 1, 2026 to December 1, 2026, or until the rent arrears are paid in full, whichever date is earliest.
4. The Tenants shall pay to the Landlord \$1,157.45 in water utility arrears on or before December 19, 2025.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent, utilities, and costs to be paid by the Tenant to the Landlord pursuant to paragraphs 1 and 4 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 8, 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.