



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

File Number: LTB-L-093306-25

In the matter of: 104 DAVID ST
HAGERSVILLE ON N0A1H0

Between: Safa Bint Masood Siddiqui Landlord

And

James Roland Martin Tenants
Lacey Marie Skraba

Safa Bint Masood Siddiqui (the 'Landlord') applied for an order to terminate the tenancy and evict James Roland Martin and Lacey Marie Skraba (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on December 15, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Muhammad Malik, and the Tenant, Lacey Marie Skraba, on behalf of both Tenants 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,586.00 for arrears of rent up to December 31, 2025 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$586.00 in full on or before December 20, 2025; and
 - b) \$1,000.00 in full on or before the 20th day of each month beginning January 20, 2026 up to and including July 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 a period of 12 months beginning January 1, 2026 up to and including December 1, 2026.

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 7, 2026

Date Issued

Christine Leitch

Hearings Officer, Landlord and Tenants 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.