



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

**File Number:** LTB-L-088350-25

**In the matter of:** J1, 345 LIMERIDGE RD W  
HAMILTON ON L9C7C9

**Between:** Anita Valeri Holdings Inc o/a Valery Properties Landlord

**And**

Kevin Allan Tenant

Anita Valeri Holdings Inc o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Allan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 16, 2025.

The Landlord's Agent, Tina Novak, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$2,328.65 for arrears of rent up to December 31, 2025, including costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - (a) On December 23, 2025, a payment in the amount of \$500.00
  - (b) On December 31, 2025, a payment in the amount of 1,488.82
  - (c) On January 20, 2026, a final payment of \$339.83
3. The Tenant shall also pay to the Landlord the lawful monthly rent for January 2026 on or before January 6, 2026.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of 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 9, 2026**  
**Date Issued**

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**Samantha Greaves**  
Member, 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.