



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079472-25 and LTB-L-096560-25

In the matter of: 259 PELHAM RD
ST CATHARINES ON L2S3A9

Between: AMRIT SIDHU Landlord
SATPREET SIDHU

And

FRANCESCA HENDERSON Tenant

AMRIT SIDHU and SATPREET SIDHU (the 'Landlord') applied for an order to terminate the tenancy and evict FRANCESCA HENDERSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 12, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Tenant Duty Counsel, Mandip Grewal, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$2299.00, which is due on the 1st of the month.
- B. The Tenant will pay the utility bill of \$300.00 on the 21st of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2582.25 which represents arrears of rent up to January 31, 2026 and the filing fee, **on or before February 21, 2026.**
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to February 28, 2026, or until the arrears are paid in full, whichever date is earliest.
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 January 31, 2026.

5. This order resolves applications: LTB-L-079472-25 and LTB-L-096560-25.

January 19, 2026
Date Issued

Monica Dairo
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.