



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090201-25

In the matter of: 20 BRADSHAW DR
STONEY CREEK, HAMILTON ON L8J0K8

Between: Gada Elia Landlords
Salim Bihnam

And

Thierry Kangudi Tenants
Nathalie Mutombo

Gada Elia and Salim Bihnam (the 'Landlords') applied for an order to terminate the tenancy and evict Thierry Kangudi and Nathalie Mutombo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on January 12, 2026.

The Landlords and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing. The parties before the LTB consented to the following order:

The parties agreed that:

1. The Tenants shall pay to the Landlords a total amount of \$321.92 in 2 equal payments of \$160.96 on or before February 20, 2026. These payments are towards the Alectra utility bills.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$14,516.00 for arrears of rent up to January 31, 2026, plus \$186.00 for the application filing fee. The total amount the Tenants shall pay to the Landlords is \$14,702.00.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,300.00 on or before February 1, 2026.
 - b) \$502.00 on or before February 20, 2026.
 - c) \$1,600.00 on or before March 1, 2026.

- d) \$1,600.00 on or before April 1, 2026.
 - e) \$400.00 on or before April 20, 2026.
 - f) \$1,600.00 on or before May 1, 2026.
 - g) \$400.00 on or before May 20, 2026.
 - h) \$1,600.00 on or before June 1, 2026.
 - i) \$400.00 on or before June 20, 2026.
 - j) \$1,600.00 on or before July 1, 2026.
 - k) \$400.00 on or before July 20, 2026.
 - l) \$1,300.00 on or before August 1, 2026.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 January 31, 2026.

January 19, 2026
Date Issued

Cheryl Lavoie

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.