



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084340-25

In the matter of: 32 NIAGARA ST
HAMILTON ON L8L 6A2

Between: Mike Waters Landlord

And

Osvaldo Sales Tenant

Mike Waters (the 'Landlord') applied for an order to terminate the tenancy and evict Osvaldo Sales (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026. The Landlord, Mike Waters and the Tenant, Osvaldo Sales attended the Hearing. The Tenant sought legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. 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 parties agreed to remove Veronica Almedia as a Tenant.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: \$2,400.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$3,300.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$11,600.00.
7. The Tenant will pay to the Landlord incurred costs of \$186.00 for filing the application.
8. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

It is ordered on consent of the parties:

1. The Tenant shall pay to the Landlord \$11,786.00 which represents arrears of rent (\$11,600.00) plus the application filing fee (\$186.00) for the period January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before January 9, 2026
 - \$500.00 on or before January 16, 2026
 - \$500.00 on or before January 23, 2026
 - \$500.00 on or before January 30, 2026
 - \$500.00 on or before February 6, 2026
 - \$500.00 on or before February 13, 2026
 - \$500.00 on or before February 20, 2026
 - \$500.00 on or before February 27, 2026
 - \$500.00 on or before March 6, 2026
 - \$500.00 on or before March 13, 2026
 - \$500.00 on or before March 20, 2026
 - \$500.00 on or before March 27, 2026
 - \$500.00 on or before April 3, 2026
 - \$500.00 on or before April 10, 2026
 - \$500.00 on or before April 17, 2026
 - \$500.00 on or before April 24, 2026
 - \$500.00 on or before May 1, 2026
 - \$500.00 on or before May 8, 2026
 - \$500.00 on or before May 15, 2026
 - \$500.00 on or before May 22, 2026
 - \$500.00 on or before May 29, 2026
 - \$500.00 on or before June 5, 2026
 - \$500.00 on or before June 12, 2026
 - The final lump sum payment of \$286.00 on or before June 19, 2026
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026, and continuing each month until June 1, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 16, 2026

Date Issued

Pauline Brewster

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.