



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

File Number: LTB-L-087025-25

In the matter of: 149 BROADWAY
WELLAND ON L3C5L6

Between: Daniel Covello
Antonio Mancini Landlord

And

Chris Gunn
Terri-ann Gunn Tenant

Daniel Covello and Antonio Mancini (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Gunn and Terri-ann Gunn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord, Daniel Covello and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,186.00, which represents the arrears of rent (\$3,000.00) plus the filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in full on or before January 31, 2026.
3. If the Tenant fails to make the payment in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after January 31, 2026.

January 21, 2026

Date Issued

Sonja Hudson

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.