



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

File Number: LTB-L-091450-25

In the matter of: 306, 6995 AILANTHUS AVE
NIAGARA FALLS ON L2G7W2

Between: STAMFORD KIWANIS MANOR Landlord
C/O SHABRI PROPERTIES LIMITED

And

MELISSA BIEKSA Tenant

STAMFORD KIWANIS MANOR C/O SHABRI PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict MELISSA BIEKSA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 15, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Genny Serravalle and the Tenant attended were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. A non-voidable termination was negotiated, in good faith.
2. The rent arrears owing to January 31, 2026, are \$2,662.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$242.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to January 2026.
5. The Landlord owes the Tenant \$6.05 in rent deposit interest from the period of October 01, 2025, up to December 31, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.

2. The Tenant shall pay the Landlord \$2,599.95 for arrears of rent and costs, less the rent deposit and due interest.
3. The Tenant shall pay the Landlord the amount set in out paragraph 2 on or before February 28, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 23, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.