



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087550-25

In the matter of: 900, 50 JEROME CRES
HAMILTON ON L8E1K6

Between: The Effort Trust Company Landlord

And

Andrew Tailleur Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Tailleur (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

Before the start of the hearing the Landlord's Legal Representative, Abdulrahman Asiri, and the Tenant, engaged in private settlement discussions and advised that the parties had reached an agreement. The Tenant spoke to Duty Counsel prior to mediation.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The name of the Tenant "Andrew Tailleur Tailleur" is incorrectly spelled on the application. The application shall be amended to reflect the correct spelling, which is "Andrew Tailleur".
2. The application shall be amended to reflect the removal of Jessie Osborne as a Tenant.

On consent of the parties, It is ordered that:

1. The application shall be amended to reflect the correct spelling of Andrew Tailleur's name.
2. The application shall be amended to reflect the removal Jessie Osborne as Tenant.
3. The Tenant shall pay to the Landlord \$959.65. This amount represents \$773.65 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

Date of Payment	Payment Amount
January 20, 2026	\$450.00
February 20, 2026	\$509.65

5. 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.
6. 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 3 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**.

January 23, 2026
Date Issued

 Michelle Forrester
 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.

