



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

File Number: LTB-L-079284-25

In the matter of: 5, 39 Edward Street
Trenton ON K8V2C3

Between: Grace Palladini Landlords
Robert Palladini

And

Nathan Fraser Tenant

Grace Palladini and Robert Palladini (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Fraser (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlords' legal representative, Janet VanVolkenburg, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. On or before February 7, 2026, the Tenant shall pay to the Landlord \$186.00 for the costs of filing the application.
2. On or before February 7, 2026, the Tenant shall pay to the Landlord February's rent in full and on time.
3. 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 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board 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. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

January 29, 2026
Date Issued

Laura Hartsliet
Member, 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.