



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

File Number: LTB-L-095147-25

In the matter of: 1103, 181 JOHN ST N
HAMILTON ON L8L7Z7

Between: John Apartment Joint Venture o/a Valery Properties Landlord

And

Shurenda Tenika States Tenant

John Apartment Joint Venture o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Shurenda Tenika States (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 22, 2026. Before the start of the hearing, the Landlord's Representative, Tina Novak and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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:

- a) The current lawful rent is \$1,650.00. It is due on the 1st day of each month.
- b) For the month of February 2026, rent will be paid on or before February 6, 2026.

On consent, it is ordered that:

- 1. The Tenant shall pay to the Landlord **\$2,236.00**, which represents the arrears of rent (\$2,050.00) and costs (\$186.00) outstanding for, the period ending January 31, 2026.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before January 23, 2026; and

- b) \$1,236.00 on or before February 28, 2026.
3. The Tenant shall also pay the Landlord February 2026 rent in full on or before February 6, 2026, or until there are no arrears owing, whichever comes first.
 4. 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 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 29, 2026
Date Issued

Sarah Visnovec
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.