



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093992-25

In the matter of: 2, 15 ARTHUR AVE S
HAMILTON ON L8M2H3

Between: Live Well Property Management Ltd Landlord

And

Stephen Hennebury Tenant

Live Well Property Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Hennebury (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 4, 2026, however, the parties elected to participate in a Board facilitated online dispute resolution mediation with the assistance of a Dispute Resolution Officer (DRO).

On January 30, 2026, the Landlord's agent, Junaid Shabbir and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent. As a result of this consent, the hearing scheduled for February 4, 2026, is cancelled.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to a 20% discount of the lawful monthly rent due from the Tenant and this discount will continue until all the maintenance issues raised by the Tenant is resolved by the Landlord.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$13,386.00 which represents \$13,200.00 for arrears of rent and costs of \$186.00 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:
 - \$500.00 on or before the 15th day of each month in 26 equal payments commencing February 15, 2026, up to and including March 15, 2028.
 - \$386.00 on or before April 15, 2028.

3. 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 April 1, 2028, or until the arrears are paid in full, whichever date is earliest.
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.

February 9, 2026
Date Issued

Oluwatobi Abobarin
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.