



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

File Number: LTB-L-106718-25

In the matter of: 16 APPEL ST
LONDON ON N5Y1P9

Between: Sabrina Haddad Landlord
Azim Sonsara

And

Stephanie Siambis Tenant

Sabrina Haddad and Azim Sonsara (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Siambis (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 25, 2026.

The parties reached a proposed resolution agreement and requested mediation through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 2, 2025, by Jennifer Buckminster, Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord Sabrina Haddad participated in the mediation, along with the Tenant.

The parties have consented to an order in full and final settlement of the application. By doing so, they acknowledge that they have waived their right to a hearing on the merits of the matter, and the hearing previously scheduled for February 25, 2026, has been cancelled.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5251.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 6, 2026	\$1300.00

February 20, 2026	\$3100.00
March 6, 2026	\$1300.00
March 20, 2026	\$1345.00

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 2 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 date arrears run to.

February 6, 2026
Date Issued

Jennifer Buckminster
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.