



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

**File Number:** LTB-L-104302-25

**In the matter of:** 102, 2385 ONTARIO ST  
OAKVILLE ON L6L1A6

**Between:** Bowling Alley Holding Holdings Ltd. c/o Landlord  
Kroma Management Ltd.

**And**

Gwenhana Moreno Akiat Tenant

Bowling Alley Holding Holdings Ltd. c/o Kroma Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gwenhana Moreno Akiat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant has persistently not paid rent on the date it was due (L2 Application).

This application was heard by videoconference on February 10, 2026.

The Landlord's legal representative Cathy Corsetti and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$4,286.00 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:
  - \$857.20 on or before March 25, 2026;
  - \$857.20 on or before April 25, 2026;
  - \$857.20 on or before May 25, 2026;
  - \$857.20 on or before June 25, 2026; and
  - \$857.20 on or before July 25, 2026.

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 March to July 2026, or until the arrears are paid in full, whichever date is earliest.
4. Should the Tenant clear the arrears in full, the Tenant shall continue to pay the Landlord new rent on time and in full as it comes due for the period August 2026 to July 2027.
5. 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 February 28, 2026.

**February 17, 2026**  
**Date Issued**

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**Brett Lockwood**  
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.