



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

File Number: LTB-L-000799-26 & LTB-L-108086-25

In the matter of: 504, 3079 TRAFALGAR RD
OAKVILLE ON L6H8C5

Between: Shlomi Feldman Landlord

And

Tahnee O'Donnell Tenant

Shlomi Feldman (the 'Landlord') applied for an order to terminate the tenancy and evict Tahnee O'Donnell (the 'Tenant') because:

- the Tenant persistently paid the rent late.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 11, 2026.

The Landlord's Legal Representative Elina Vasilieva, the Landlord and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties agreed to pull forward LTB-L-108086-25; an application in which the Landlord applied for an order to terminate the tenancy and evict the Tenant for non-payment of rent and rent arrears.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the applications.

It is ordered on consent that:

1. The tenancy shall continue if the Tenant meets the conditions set out below.

L1

2. The Tenant shall pay to the Landlord \$8,186.00 which represents rent arrears up to March 4, 2026 (\$8,000.00) and the cost of filing the application (\$186.00) as follows. (The rental period is 5 – 4).
3. The Tenant shall pay to the Landlord 10 payments of \$800.00, in full and on or before the 20th day of the month starting February 20, 2026, to November 20, 2026. The Tenant shall pay the Landlord a final payment of \$186.00 in full and on or before December 20, 2026.
4. The Tenant shall also pay to the Landlord new monthly rent in full and on or before the 5th day of the month starting March 5, 2026, to December 5, 2026.
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 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 March 4, 2026.
6. The March 9, 2026, L1 hearing is cancelled, pursuant to the agreement of the parties.

L2

7. Even if the arrears are paid in full, starting March 5, 2026, and continuing to December 5, 2027, inclusive, the Tenant shall pay the Landlord the monthly rent in full and on or before the 5th day of the month.
8. If the Tenant fails to comply with the conditions set out in paragraph 7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
9. The Landlord forgoes the \$186.00 cost of filing the L2 application.

February 13, 2026
Date Issued

Melinda Jamieson
Hearing 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.