



February 13, 2026

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

File Number: LTB-L-109478-25

In the matter of: 1605, 210 STEELES AVE W
BRAMPTON ON L6Y2K3

Between: Kaneff Properties Limited Landlord

And

Janelle Samuels Tenant
Everton Thomas

Kaneff Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Janelle Samuels and Everton Thomas (the 'Tenant's') because:

- the Tenants have been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 9, 2026.

The Landlords Legal Representative Jennifer Samuels and the Tenant Janelle Samuels attended on behalf of both Tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to February 1, 2028.
3. If the Tenants fail to comply with the conditions set out in paragraph #2 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 Tenants. 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 Tenants.

4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 13, 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.