



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

File Number: LTB-L-102732-25

In the matter of: 11, 6024 MURRAY ST
Niagara Falls ON L2G2K3

Between: BASHKIM LEKAJ Landlords
Century Holdings Ltd

And

KELLY STEUNENBERG Tenant

BASHKIM LEKAJ and Century Holdings Ltd (the 'Landlords') applied for an order to terminate the tenancy and evict KELLY STEUNENBERG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 12, 2026. The Landlord Bashkim Lekaj and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$5,137.59 which represents arrears of rent (\$4,951.59) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 13, 2026	\$1,000.00
On or before February 20, 2026	\$1,000.00
On or before March 20, 2026	\$300.00
On or before April 20, 2026	\$300.00

On or before May 20, 2026	\$300.00
On or before June 20, 2026	\$300.00
On or before July 20, 2026	\$300.00
On or before August 20, 2026	\$300.00
On or before September 20, 2026	\$300.00
On or before October 20, 2026	\$300.00
On or before November 20, 2026	\$300.00
On or before December 20, 2026	\$300.00
On or before January 20, 2027	\$137.59

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period March 1, 2026 to January 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 23, 2026
Date Issued

 Sandra Sabourin
 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.