



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

File Number: LTB-L-103135-25

In the matter of: 1, 42 Balsam ave N
Hamilton ON L8L6Y3

Between: Deshaun St Romain Landlord

And

Laurie Martin Tenants
Jeff Nielson

Deshaun St Romain (the 'Landlord') applied for an order to terminate the tenancy and evict Laurie Martin and Jeff Nielson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

The Landlord and the Tenants were present. The Tenants met with the Tenant Duty Counsel.

The parties agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I was satisfied that the parties understood the terms of their consent as set out in the order below

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,636.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before March 20, 2026,
 - \$908.33 on or before April 20, 2026,
 - \$908.33 on or before May 20, 2026,
 - \$908.33 on or before June 20, 2026,
 - \$908.33 on or before July 20, 2026,
 - \$908.33 on or before August 20, 2026,
 - \$908.35 on or before September 20, 2026,

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 2 or 3 of his order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.
5. The Tenants shall pay to the Landlord \$186.00 the application filing fee.
6. If the Tenants do not pay the Landlord the full amount owing in paragraph 5 on or before September 30, 2026, The Tenants will start to owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Maryam Cooper
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.

