



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095713-25

In the matter of: 5, 125 Melrose Avenue South
Hamilton ON L8M2Y7

Between: Ned Janjic Landlord

And

Louie Martin Tenant
Melissa Oconnor

Ned Janjic (the 'Landlord') applied for an order to terminate the tenancy and evict Louie Martin and Melissa Oconnor (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.; (L2 Application).

The application was scheduled to be heard on February 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord and the Tenant, Melissa Oconnor, who represented both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application

1. The Tenants shall pay to the Landlord \$8,701.00 which includes \$8,515.00 arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the 9th day of each month starting March 9, 2026, up to and including July 9, 2027.
 - b) \$201.00 on or before August 9, 2027.
3. The Tenants shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period from **March 1, 2026**, up to and including **August 31, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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.

L2 Application

1. The application is withdrawn.

February 24, 2026
Date Issued

Michelle Forrester
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 8, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

