



**Order under Section 206
Residential Tenancies Act, 2006**

File Number: LTB-L-014094-26

In the matter of: 91 Sonoma Valley Cres.
Hamilton, ON L9B 0J3

Between: 2369298 Ontario Inc.

Landlord

And

Michelle Buchner
Robert Buchner
Melissa Buchner
Lauren Buchner

Tenants

2369298 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Buchner, Robert Buchner, Melissa Buchner, and Lauren Buchner (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord and the Tenants filed a written agreement with the LTB on February 19, 2026, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlord \$14,469.65, which includes:
 - o \$14,283.65 for arrears owing up to February 28, 2026, and
 - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$1,750.00 on or before February 20, 2026.
 2. \$200.00 on or before March 6, 2026.

3. \$300.00 on or before March 20, 2026.
 4. \$300.00 on or before April 3, 2026.
 5. \$200.00 on or before April 17, 2026.
 6. \$200.00 on or before May 1, 2026.
 7. \$200.00 on or before May 15, 2026.
 8. \$1,550.00 on or before May 29, 2026.
 9. \$3,833.65 on or before May 31, 2026.
 10. \$300.00 on or before June 12, 2026.
 11. \$300.00 on or before June 26, 2026.
 12. \$300.00 on or before July 10, 2026.
 13. \$300.00 on or before July 24, 2026.
 14. \$300.00 on or before August 7, 2026.
 15. \$300.00 on or before August 21, 2026.
 16. \$300.00 on or before September 4, 2026.
 17. \$300.00 on or before September 18, 2026.
 18. \$300.00 on or before October 2, 2026.
 19. \$300.00 on or before October 16, 2026.
 20. \$1,550.00 on or before October 30, 2026.
 21. \$300.00 on or before November 13, 2026.
 22. \$300.00 on or before November 27, 2026.
 23. \$300.00 on or before December 11, 2026.
 24. \$300.00 on or before December 25, 2026.
 25. \$186.00 on or before January 15, 2027.
3. The Tenants shall also pay the Landlord the full rent for the period from March 2026 up to and including January 2027, or until all arrears in paragraph 1 have been paid, whichever is sooner. The Tenants shall pay the lawful monthly rent of \$3,100.00 in accordance with the following schedule:
1. \$1,550.00 towards March 2026 rent on or before March 6, 2026.
 2. \$1,550.00 towards March 2026 rent on or before March 20, 2026.
 3. \$1,550.00 towards April 2026 rent on or before April 3, 2026.
 4. \$1,550.00 towards April 2026 rent on or before April 17, 2026.

5. \$1,550.00 towards May 2026 rent on or before May 1, 2026.
 6. \$1,550.00 towards May 2026 rent on or before May 15, 2026.
 9. \$1,550.00 towards June 2026 rent on or before June 12, 2026.
 10. \$1,550.00 towards June 2026 rent on or before June 26, 2026.
 11. \$1,550.00 towards July 2026 rent on or before July 10, 2026.
 12. \$1,550.00 towards July 2026 rent on or before July 24, 2026.
 13. \$1,550.00 towards August 2026 rent on or before August 7, 2026.
 14. \$1,550.00 towards August 2026 rent on or before August 21, 2026.
 15. \$1,550.00 towards September 2026 rent on or before September 4, 2026.
 16. \$1,550.00 towards September 2026 rent on or before September 18, 2026.
 17. \$1,550.00 towards October 2026 rent on or before October 2, 2026.
 18. \$1,550.00 towards October 2026 rent on or before October 16, 2026.
 20. \$1,550.00 towards November 2026 rent on or before November 13, 2026.
 21. \$1,550.00 towards November 2026 rent on or before November 27, 2026.
 22. \$1,550.00 towards December 2026 rent on or before December 11, 2026.
 23. \$1,550.00 towards December 2026 rent on or before December 25, 2026.
 24. \$1,550.00 towards January 2027 rent on or before January 15, 2027.
 25. \$1,550.00 towards January 2027 rent on or before January 29, 2027.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
- a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- b. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenants can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

February 20, 2026
Date Issued

James McMaster
Member, 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.