



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

File Number: LTB-L-006315-26

In the matter of: 717, 380 SOUTHDALE RD E
LONDON ON N6E1V8

Between: BOARDWLK GENERAL PARTNERSHIP Landlord

And

JOHN SACHS Tenant

BOARDWLK GENERAL PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict DARLENE SACHS and JOHN SACHS (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on February 25, 2026. The following parties participated in the mediation: The Landlord's Agent, Martha Patino, and the Tenant, John Sachs.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree to amend the application to remove Darlene Sachs as a Tenant.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full on or before the 1st day of each month for the period March 1, 2026, to February 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 Tenant. 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 Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before March 5, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 6, 2026 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Kevin Kordahi
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.