



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

File Number: LTB-L-001677-26

In the matter of: 225 Catherine Street
Blenheim ON N0P1A0

Between: Nikita Kataria Landlord

And

Danielle Sharpe Tenants
Mike Homme

Nikita Kataria (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Sharpe and Mike Homme (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owes (L1 Application); and
- the Tenants has been persistently late in paying the Tenants' rent; (L2 Application).

This application was mediated by videoconference on February 26, 2026.

The Landlord Nikita Kataria, the Tenant Mike Homme, representing all Tenants and Tenant Duty Counsel Jeff Wilkins attended the hearing.

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.

Agreed Facts:

L1 Application

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,550.00. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$550.00.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owes the Landlord is \$736.00.
6. For the months of March, April, and May 2026, the lawful monthly rent shall be due on or before March 31, April 30, and May 31, 2026, respectively, instead of on the first (1st) day of each month. Commencing June 1, 2026, and thereafter, the lawful monthly rent shall be due on the first (1st) day of each month.

It is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$736.00 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 on or before **March 3, 2026**.
3. The Tenants shall also pay the monthly rent for the rental periods of **March, April, and May 2026** on or before the **last day** of each respective month.
4. If the Tenants fail 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

5. Commencing June 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month for a period of twelve (12) months ending May 1, 2027.
6. If the Tenants fail to make any of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

March 5, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.