



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107405-25

In the matter of: upper, 31 CHATHAM ST
Hamilton ON L8P2B3

Between: Kevin Martin Landlord

And

Scott Langley Tenant

Kevin Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Scott Langley.

Mediation was held on March 3, 2026. The following parties participated in the mediation: The Landlord's representative, Edwin Michael Alexander, the Landlord, Kevin Martin, and the Tenant, Scott Langley.

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

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,681.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.27. This amount is calculated as follows: \$1,681.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$6,724.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The parties agree that the last month's rent, inclusive of interest is \$1,750.00. This amount will be applied to the balance of arrears.
9. As per the Order on LTB-L-062573-25, the tenancy is terminated as of March 31, 2026.
10. The Tenant shall provide payments in accordance with this order via e-transfer to the Landlord's representative at paralegalhamilton@gmail.com.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$5,160.00** which represents the arrears of rent (\$6,724.00) plus costs (\$186.00) less the deposit and interest owing on the rent deposit for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - \$100.00 on or before the 15th day of each month during the period of March 15, 2026 to May 15, 2030; and
 - \$60.00 on or before June 15, 2030.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
4. This Order on Consent is in full and final settlement of this application.

March 11, 2026
Date Issued

Ryan Gacnik
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.