



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107196-25

In the matter of: 511, 288 MOUNT ALBION RD
HAMILTON ON L8K5T1

Between: A. DeSantis Real Estate Landlord

And

Joseph Contant Tenant

A. DeSantis Real Estate (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Joseph Contant (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 3, 2026. Anthony deSantis Jr. represented the Landlord. The Tenant attended and was self-represented. The Tenant's sister, Kathlene Contant, attended as support for the Tenant. The Tenant spoke with Duty Counsel prior to the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The Landlord's application is amended to correct the spelling of the Tenant's first name from **Joesph** to **Joseph**.
2. The Tenant shall pay to the Landlord \$4,160.00. This amount represents \$3,974.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$1,500.00 on or before March 20, 2026; and
 - \$2,660.00 on or before April 13, 2026.

4. If the Tenant has not paid the full amount of arrears on or before March 31, 2026, then the Tenant shall also pay the April 2026 rent in the amount of \$2,080.00 on or before April 13, 2026.
5. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 11, 2026
Date Issued

Joanne Lolato
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.