



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

File Number: LTB-L-003503-26 and LTB-L-006713-26

In the matter of: 85 CAMEO DR
KITCHENER ON N2A2W8

Between: The Effort Trust Company Landlord

And

Nathan Joel Hallman Tenant
Lucas Adam Olsen

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Joel Hallman and Lucas Adam Olsen (the 'Tenant') because:

- . the Tenants did not pay the rent that the Tenants owe (Form N4/L1) and
- . the Tenants have been persistently late in paying their monthly rent (Form N8/L2)

These applications were mediated by videoconference on March 2, 2026. Paralegal and Employee, Abdulrahman Asiri, attended on behalf of the Landlord. Both Tenants attended. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information and Agree Upon Facts:

Form N4/L1 Application:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,536.87. It is due on the day of each month.
4. The agreed upon rent arrears owing to March 31, 2026 are \$9,251.03.

5. Pursuant to section 78 of the Act, the parties agree on a payment plan for the period March 2, 2026 to September 30, 2026.

Form N8/L2 Application:

6. The Tenants have been persistently failed to pay the monthly rent on the date it is due. It is due on the 1st day of each month.
7. Pursuant to section 78 of the Act, the Tenants agrees to pay the monthly rent, on or before the 1st of each month from October 1, 2026 to September 30, 2027.

On consent, it is ordered that:

Form N4/L1 Application:

1. The Tenants shall pay to the Landlord arrears of \$9,251.03 for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$9,251.03) in accordance with the following schedule:
 - . \$2,500.00 minimum on or before March 2, 2026
 - . \$2,500.00 minimum on or before March 5, 2026
 - . \$710.00 minimum on or before
 - . April 2, 2026
 - . May 1, 2026
 - . June 11, 2026
 - . July 9, 2026 and
 - . August 6, 2026
 - . \$701.03 on or before September 3, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to September 30, 2026.
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

Residential Tenancies Act, 2006 ('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 October 1, 2026.

Form N8/L2 Application:

5. The Tenants shall pay the Landlord the monthly rent, on or before the 1st of each month from October 1, 2026 to September 30, 2027.
6. If the Tenants fail to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants. 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.

March 17, 2026
Date Issued

Shawn Hayman
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.