



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

File Number: LTB-L-107038-25

In the matter of: 2, 720 EAST MAIN ST
WELLAND ON L3B3Y4

Between: BASHKIM LEKAJ Landlord
ROBERT HARPER

And

TABATHA ONEILL Tenant

BASHKIM LEKAJ and ROBERT HARPER (the 'Landlord') applied for an order to terminate the tenancy and evict TABATHA ONEILL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 2, 2026. The Landlord, Bashkim Lekaj and the Tenant attended the hearing. Bashkim Lekaj had authorization to consent on behalf of all parties.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,550.00. It is due on the 1st day of each month.
2. The arrears of rent owing to March 31, 2026, inclusive of the application filing fee of \$186.00 are \$3,086.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,086.00, which represents the arrears of rent and the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$1,350.00 on or before March 3, 2026;
 - b. A payment of \$200.00 on or before March 15, 2026;

- c. Payments of \$100.00 on or before the 15th day of each month starting April 15, 2026, and continuing each month until May 15, 2027; and
 - d. A final payment of \$136.00 on or before June 15, 2027.
3. The Tenant 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 June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 *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 March 31, 2026.

March 12, 2026
Date Issued

Britney Sooknanan
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.