



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004874-26

In the matter of: Lower Unit, 27 BARNESDALE AVE SOUTH
Hamilton ON L8M2V1

Between: Hortensia GIL Landlord

And

Lucy LUWEDE Tenants
Safira NTEGE

Hortensia GIL (the 'Landlord') applied for an order to terminate the tenancy and evict Lucy LUWEDE and Safira NTEGE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe, and the Tenants have been persistently late in paying the Tenants rent.

This application was heard by videoconference on March 2, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Pamela O'Hagan, the Landlord's legal representative, Tiffany Corradetti and the Tenant, Lucy Luwede participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. On or before April 10, 2026, the Tenants will pay to the Landlord \$675.00 towards outstanding arrears for utility bills.
2. On or before April 30, 2026, the Tenants will pay to the Landlord \$240.00 towards utility bills.
3. On or before the 30th day of each month starting May 30, 2026, the Tenants will pay to the Landlord \$240.00 towards utility bills.

It is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$6,514.86 which represents \$6,328.86 for arrears of rent and costs of \$186.00 for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- \$542.91 on or before the 21st day of each month in 11 equal payments commencing April 21, 2026, up to and including February 21, 2027.
 - \$542.85 on or before March 21, 2027.
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 March 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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 March 31, 2026.

L2 Application

5. The Tenants shall also pay to the Landlord the monthly rent due on or before the first day of each month for a period of 12 months commencing April 1, 2027, to March 1, 2028, or for a 12-month period immediately following the completion of payment of rent arrears.
6. If the Tenants fail to make any one of the payments in accordance with paragraph 5 of this order, 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.

March 10, 2026
Date Issued

Oluwatobi Abobarin
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.