



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

File Number: LTB-L-105443-25

In the matter of: 88 SHERMAN AVENUE NORTH
HAMILTON ON L8L6M4

Between: Max Wawruch Landlord

And

Tammy Pichette Tenants
Alyssa Hazell
Aaron Hazell
Austin Hazell

Max Wawruch (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Pichette, Alyssa Hazell, Aaron Hazell and Austin Hazell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 24, 2026.

The Landlord was self-represented.

The Tenant, Tammy Pichette, attended on behalf of all Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of April 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,300.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$18,386.00 including arrears of rent (\$18,200.00) and costs (\$186.00) up to February 28, 2026.

4. The Landlord is holding a last month's rent deposit of \$1,300.00 and this deposit shall be applied to the rent for April 2026, the last month of the tenancy.
5. The Tenants waive their claim for interest owing on the last month's rent deposit.
6. The Tenants will pay all utility charges in full and on time for the remainder of the tenancy.
7. The Tenants acknowledge that the central air conditioning unit is owned by the Landlord and will remain at the rental unit after the tenancy is terminated.
8. The Tenants waive all claims against the Landlord's properties at 88 Sherman Avenue North, Hamilton ON L8L6M4 and 108 Beechwood Avenue, Hamilton ON L8L2S6 to the date of the mediation.
9. The Tenant (Tammy Pichette)'s daughter, Madison Slaght will move from the Landlord's property at 104 Province Street South, Hamilton ON L8K2L1 to the rental unit once the Tenants vacate the rental unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. If the Tenants do not vacate the rental unit on or before April 30, 2026, then:
 - (1) the Tenants shall pay the Landlord \$19,686.00 for arrears of rent for the period ending February 28, 2026 (\$18,200.00), the application filing fee (\$186.00) and the rent for March 2026 (\$1,300.00);
 - (2) the Tenants shall also pay the Landlord compensation of \$42.74 per day starting May 1, 2026 and continuing until the date the Tenants vacate the rental unit; and
 - (3) paragraph 6(2) of this order shall be void.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants vacate the rental unit on or before April 30, 2026, then:
 - (1) the Landlord shall waive all outstanding rent arrears, the application filing fee and the rent for March 2026; and
 - (2) the Landlord shall pay the Tenants \$1,050.00 via e-transfer to cover some or all of the last month's rent deposit at the Tenants' new rental unit.

7. If the Landlord does not pay the Tenants the full amount owing on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

March 10, 2026

Date Issued

Angela McLaughlin

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.