



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

File Number: LTB-L-105708-25

In the matter of: 3A, 590 MAIN ST E
HAMILTON ON L8M1J6

Between: ANDERSON RUYSAM Landlord

And

MARGARET CORDOVA Tenants
REBEKAH SCOTT

ANDERSON RUYSAM (the 'Landlord') applied for an order to terminate the tenancy and evict MARGARET CORDOVA and REBEKAH SCOTT (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This combined application was heard by videoconference on March 4, 2026.

The Landlord, the Landlord's Representative, Mike Andrews, and the Tenants participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matters have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* (the 'Act') and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The lawful rent is \$1,660.00. It is due on the 1st day of each month.

3. The rent arrears owing to March 31, 2026 are \$9,116.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Pursuant to s.82 of the Act, the Tenants filed an Issues a Tenant Intends to Raise at a Rent Arrears Hearing Form.
6. The Tenants are entitled to an abatement of rent of \$2,000.00. This amount will be deducted from the amount owing to the Landlord in recognition of the Tenants' claims under s.82 of the Act.

L2 Application – Persistent Late Payment of Rent

7. The rent is due on the day of each month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$7,116.00 for arrears of rent up to March 31, 2026 and costs, minus the abatement of rent.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$593.00 by April 15, 2026;
 - ii) \$593.00 per month, for 10 consecutive months, by the 15th day of each month, from May 15, 2026 to February 15, 2027; and
 - iii) \$593.00 by March 15, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, 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 paragraphs 2 and 3 of 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 – Persistent Late Payment of Rent

5. The tenancy between the Landlord and the Tenants shall continue on the following terms.

6. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the 12-month period from April 1, 2026 to March 1, 2027.
7. If the Tenants fail to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.
8. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application by no later than December 31, 2026.
9. If the Tenants fail to make the payment set out in paragraph 8 above by December 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated annually from January 1, 2027 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

March 12, 2026
Date Issued

Janice Campbell
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.