



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109380-25

In the matter of: 2, 278 Welland Ave
St. Catharines ON L2R3Z5

Between: Jonathan Grossi Landlord

And

Sarah Donovan Tenant

Jonathan Grossi (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Donovan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 9, 2026. The Landlord attended and was self-represented. The Tenant attended and was self-represented.

The parties resolved the application on their own and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The lawful monthly rent is \$1,800.00. It is due on the 1st of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,186.00. This amount represents \$1,000.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 1, 2026	\$200.00
May 1, 2026	\$200.00
June 1, 2026	\$200.00
July 1, 2026	\$200.00

August 1, 2026	\$200.00
September 1, 2026	\$186.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including September 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order 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 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 13, 2026
Date Issued

Joanne Lolato
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.