



AMENDED Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015228-26-AM

In the matter of: 401, 41 GOODWIN DR
GUELPH ON N1L0E7

Between: REBECCA LINTON Landlord
JAMES LINTON

And

EMANUEL EBINI Tenant

This order has been amended to correct clerical error(s) within the document. The amendments have been bolded and underlined for ease of reference.

REBECCA LINTON and JAMES LINTON (the 'Landlord') applied for an order to terminate the tenancy and evict EMANUEL EBINI (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (N5/L2).

REBECCA LINTON and JAMES LINTON (the 'Landlord') {also} applied for an order requiring EMANUEL EBINI (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (N5/L2).

This application was resolved with the assistance of DRO Franklyn. The parties participated in the online dispute resolution process and have resolved the N5 application on consent of the parties.

The Landlords representative Ms. Nadon and the Tenant participated in the process.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The outstanding water utility bills up to March **11**, 2026, are **in** the amount of \$2,433.01. The Tenant will pay as follows:
 - (a) Effective April 1, 2026, and up to and including November 1, 2026, for a period of 8 consecutive months, on or before the first day of each month, the Tenant will pay an additional \$270.00 per month representing water arrears;
 - (b) On or before, December 1, 2026, the tenant will pay the balance of water arrears and filing fees, in the amount of \$273.01.

3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 11, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

March 11, 2026

Amended Date

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.