



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

File Number: LTB-L-001240-26

In the matter of: 208, 735 LASALLE BLVD
SUDBURY ON P3A3B3

Between: BUTERA PROPERTY HOLDINGS INC. Landlord

And

HABY CONDE Tenant

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict HABY CONDE (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 11, 2026. The Landlord's Agent Lauren Mogridge and the Tenant were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant vacated the rental unit on January 31, 2026.
- d. The lawful rent was \$1,868.04. It had increased from \$1,829.62. The rent was due on the 1st day of each month.
- e. The Landlord collected a rent deposit of \$1,699.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- f. The rent arrears including the application filing fee, less the rent deposit are \$2,266.33.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant shall pay to the Landlord \$2,266.33. This amount includes rent arrears and the cost of filing the application. The rent deposit has been deducted from the amount owing by the Tenant.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 through a payment plan, whereby the Tenant will pay the Landlord \$200.00 a month, on or before the 28th of each month, beginning on March 28, 2026, until the arrears are paid in full.
4. If the Tenant does not comply with the payment plan set out in paragraph 3, the balance becomes due and owing, and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
5. The Landlord has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 20, 2026
Date Issued

Helen Giannini
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.