



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105243-25

In the matter of: 306, 1809 LAWRENCE AVE W
Toronto ON M6L 1E3

Between: AMG Apartments Inc. Landlord

And

Lilieth Stephens Tenant
Kamilah Stephens

AMG Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lilieth Stephens and Kamilah Stephens (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

AMG Apartments Inc. (the 'Landlord') applied for an order requiring Lilieth Stephens and Kamilah Stephens (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.

This application was heard by videoconference on March 12, 2026.

The Landlord's Representative, Emily Barbati, the Landlord's Agent, Zanna Hashmi, the Tenant, Kamilah Stephens and the Tenant's Representative, Kyle Warwick attended the hearing. The parties agreed to participate in mediation. The Tenant present confirmed she had the authority to consent on behalf of the Tenant, Lilieth Stephens who was not present at the hearing.

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 the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$740.18 which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid water bill costs up to March 31, 2026.
2. The Tenant shall pay the amount owing in paragraph (1) on or before March 31, 2026.

3. If the Tenant fails to comply with the conditions set out in paragraph (1) 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Tanya Speedie
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.