



**Order under Section 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-001968-26

In the matter of: 98, 3380 SINGLETON AVE
LONDON ONTARIO N1L0E8

Between: Walter Fernandes Landlord

And

Tia Bowens Tenant
Adrian Williams

Walter Fernandes (the 'Landlord') applied for an order requiring Tia Bowens and Adrian Williams (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026. The Landlord's legal representative, Ruby Jassal, the Landlord and the Tenant, Adrian Williams were in attendance. The Tenant, Adrian Williams, had permission to speak on behalf of the other Tenant, Tia Bowens, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. The application is to be amended to reflect the accurate unit number as 98.
2. The tenancy terminated on January 31, 2026.
3. The rent arrears owing to January 31, 2026, are \$5,601.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The lawful rent was \$ 2,767.00. It was due on the 1st day of each month.
6. The Landlord collected a rent deposit of \$2,700.00 from the Tenant and this deposit was applied to the last month of the tenancy, that being January 2026.

7. Interest on the rent deposit, in the amount of \$146.30 is owing to the Tenant for the period from November 1, 2023, to December 31, 2025. This amount may be deducted from the arrears owing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the unit.
2. The Tenant shall pay to the Landlord \$5,640.70, which represents the arrears of rent (\$5,601.00), plus the filing fee (\$186.00), less the interest owed on the deposit (\$146.30) for the period ending January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - a) \$1,500.00 per month due on or before the 10th day of each month for a 3-month period starting in the month of April 2026, up to and including the month of June 2026 (arrears plus filing fee); AND
 - b) \$1,140.70 on or before July 10, 2026 (arrears).
4. If the Tenant defaults on any of the payments noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

March 19, 2026
Date Issued

Sonja Hudson
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.