



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001719-26

In the matter of: 4, 154 Main St. W.
Port Colborne, ON L3K 3V2

Between: Jose Dasilva Landlord

And

Thomas (TJ) Mulvihill Tenant

Jose Dasilva (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas (TJ) Mulvihill (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 12, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Legal Representative, Elizabeth Cote, and the Tenant attended the hearing. Cassandra Fairchild and Morgan Proulx also attended the hearing as Tenant Support.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$2,471.04, which includes:
 - \$2,285.04 for arrears owing up to March 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$179.37 on or before the first (1st) day of each month for thirteen (13) consecutive months, beginning April 1, 2026, through to April 1, 2027.
 - \$139.23 on or before May 1, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) day of the month, for the period from April 1, 2026, to May 31, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one 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 20, 2026
Date Issued

Ryan Gacnik
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.