



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-081752-25

In the matter of: 5 VICTORIA ST
ST CATHARINES ON L2S2K8

Between: Isabella Ludwa Tenants
Tito Barbaza

And

Kay Therese Linennen Landlord

Isabella Ludwa and Tito Barbaza (the 'Tenants') applied for an order determining that Kay Therese Linennen (the 'Landlord') gave a notice of termination in bad faith.

The parties requested the assistance of a Dispute Resolution Officer (DRO) through the Online Dispute Resolution (ODR) on the Tribunals Ontario Portal (TOP). On February 27, 2026, the parties elected to participate in a Board-facilitated mediation via video conference.

The Tenants and the Landlord's Representative, Judith Callender, attended.

As a result of mediation, the parties requested a consent order confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$5,016.00. This amount represents:
 - \$4,968.00 for increased rent the Tenants have incurred for the one-year period from October 1, 2024, to September 30, 2025, and
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount set out in paragraph 1 in accordance with the following schedule:
 - Two installments of \$2,508.00 each due on or before March 15, 2026, and April 15, 2026.
3. If the Landlord does not pay the Tenants the amount owing in accordance with the payment schedule in paragraph 2, then on the day following the date of default, the full balance owing

in paragraph 1 becomes due and payable immediately, and the Landlord will start to owe interest. This will be simple interest at 4.00% annually on the outstanding balance.

March 17, 2026

Date Issued

Eno Ubia

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.