



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

File Number: LTB-L-001288-26

In the matter of: 104, 155B HAGAR ST
WELLAND ON L3B5Y3

Between: BUTERA PROPERTY HOLDINGS INC. Landlord

And

APRIL SWARTZ Tenants
JASON SWARTZ

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict APRIL SWARTZ and JASON SWARTZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord agent Jennnifer Ricci and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. Rent arrears are calculated up to February 28, 2026.
3. The lawful rent is \$2,099.00. It was due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$4,384.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,149.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$69.74 is owing to the Tenants for the period from November 11, 2024, to February 28, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2026.
2. The Tenants shall pay to the Landlord \$2,165.26 for arrears of rent to February 28, 2026, and the cost of filing the application.
3. The Tenants shall pay the Landlord the amount owing in paragraph 2 on or before the following dates
 - a) \$135.33 on or before the 20th day of each month beginning April 20, 2026, until the arrears are paid in full.
4. If the Tenants fail to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

March 19, 2026
Date Issued

Dillanique Knight
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.