



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

File Number: LTB-L-004010-26

In the matter of: 808-6 Acorn St.
Hamilton, ON L8L0E2

Between: Hamilton East Kiwanis NP Homes Inc. Landlord

And

Marius Novac Tenant

Hamilton East Kiwanis NP Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marius Novac (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 25, 2026.

The Landlord's Agent, Lindsay Hauser, the Tenant, and the Tenant's support person, Conrad Adams, attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,489.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$48.95. This amount is calculated as follows: \$1,489.00 x 12, divided by 365 days.

5. The Tenant paid the Landlord all the rent that was in arrears up to March 31, 2026.
6. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
7. At the hearing, parties agreed to an extended payment date of May 31, 2026, for the outstanding filing fee.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

March 27, 2026
Date Issued

Ken Audziss
Member, 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.