



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

File Number: LTB-L-002574-26

In the matter of: 12, 8729 WILLOUGHBY DR
NIAGARA FALLS ON L2G6X6

Between: 786 HAMDANI LTD Landlord

And

SHEILA WILCOX (PRIDDLE) Tenant
MIKE PRIDDLE

786 HAMDANI LTD (the 'Landlord') applied for an order to terminate the tenancy and evict SHEILA WILCOX (PRIDDLE) and MIKE PRIDDLE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on March 26, 2026. Jen Corrigan attended on behalf of the Landlord and the Tenants were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a 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.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant vacated the rental unit on February 6, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
- d. The lawful rent was \$994.00. The rent was due on the 1st day of each month.

- e. The rent arrears owing by the Tenant up to and including February 6, 2026, including the \$186.00 application filing fee are \$1,582.02.
- f. The Landlord collected a rent deposit of \$994.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated, resulting in the rent arrears being calculated at \$588.02.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 6, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$588.02. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit has also been deducted from the amount owing by the Tenant.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
April 23, 2026	\$98.00
May 23, 2026	\$98.00
June 23, 2026	\$98.00
July 23, 2026	\$98.00
August 23, 2026	\$98.00
September 23, 2026	\$98.00
October 23, 2026	\$00.02

4. If the Tenant does not comply with the payment plan set out in paragraph 3, the balance shall immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Helen Giannini
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.