



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006484-26

In the matter of: 1109, 100 FERGUSON AVE S
HAMILTON ON L8N3Y1

Between: Amelin Property Management Landlord

And

Joseph Wankuru Maswi Tenant

Amelin Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Wankuru Maswi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on March 30, 2026. The following parties participated in the mediation: The Landlord's Agent, Michael Holzberg, and the Tenant, Joseph Wankuru Maswi.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$425.50** which represents the arrears of rent (\$239.50) plus costs (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenant shall pay \$425.50 towards arrears of rent on or before May 31, 2026.
3. The Tenant shall pay to the Landlord the rent due for April 2026 on or before April 1, 2026.
4. The Tenant shall also pay to the Landlord the rent due for May 2026 on or before May 4, 2026.
5. 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**.

April 7, 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.