



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

File Number: LTB-L-007271-26

In the matter of: 8394 ELDERBERRY DR
NIAGARA FALLS ON L2H0K6

Between: 2466942 Ontario Inc. Landlord

And

Christina Gabriela Tenant
Charlene Gies Lynn

2466942 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Gabriela and Charlene Gies Lynn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April, 1, 2026.

The Landlords representative Mr. Arora and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$17,286.00** for arrears of rent and costs up to April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) April 4, 2026- \$5,700.00 payment to arrears;
 - (b) Effective May 4, 2026 and on or before the 4th day of each consecutive month, the Tenant will pay \$3,850.00 per month representing the most current lawful monthly rent together with an additional \$1,000.00 representing arrears this payment will continue until such time as all arrears and filing fees have been paid in full,
3. 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 paragraphs 1 and/or 2 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 **April 30, 2026**.

April 2, 2026

Date Issued

Suzy Franklyn

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.