



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

File Number: LTB-L-003860-26

In the matter of: 208, 221 MELVIN AVE
HAMILTON ON L8H 2K1

Between: Melvin Apartments Inc. Landlord

And

Bonnie Beck Tenants
Donna-Lynn Colley

Melvin Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bonnie Beck and Donna-Lynn Colley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 25, 2026. The Landlord's Representative, paralegal, Eric Steinman, Landlord's Agent, Tatiana Guerrero, and the Tenants, Bonnie Beck and Donna-Lynn Colley, advised that the parties had reached an agreement. The Tenants did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and 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).
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants have vacated the rental unit due to a fire.
4. The lawful rent is \$1,575.93. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$6,303.71

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,500.00 from the Tenants and this deposit is still being held by the Landlord.
9. This consent order does not restrict the Tenants from filing Tenants applications against the Landlord at a future date.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before **March 25, 2026**.
2. The last month rent on deposit and all owed interest, shall be applied to the outstanding arrears.
3. The Landlord agrees to waive the remaining outstanding arrears owed by the Tenants to the Landlord.
4. If the unit is not vacated on or before March 25, 2026, then starting March 26, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 26, 2026.

April 2, 2026
Date Issued

Pauline Brewster
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 26, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.