



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

File Number: LTB-L-008905-26

In the matter of: 1104, 294 CHANDLER DR
KITCHENER ON N2E2K1

Between: Greenwin Corp. Landlord

And

Farida Dixiana Bendana-Martinez Tenants
Blanca Bendana-Martinez

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Farida Dixiana Bendana-Martinez and Blanca Bendana-Martinez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on April 8, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's legal representative Kundai Govereh and the Tenant, Farida Dixiana Bendana-Martinez, on behalf of both Tenants, participated in the mediation.

The parties agreed to resolve all matters raised 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 that:

1. The total arrears of rent owing up to April 30, 2026, including the application filing fee are \$7,753.59.
2. The current monthly rent inclusive of parking is \$2,530.59 and is payable on the 1st day of the month.
3. The Tenants have made a payment to the Landlord in the amount of \$2,000.00 which in process and has yet to be received by the Landlord and will be applied to the arrears.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,753.59 for arrears of rent up to April 30, 2026 and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,000.00 payable on or before April 17, 2026.
 - b) \$1,000.00 payable on or before April 20, 2026
 - c) \$1,000.00 payable on or before May 20, 2026
 - d) \$1,000.00 payable on or before June 20, 2026
 - e) \$1,000.00 payable on or before July 20, 2026
 - f) \$1,000.00 payable on or before August 20, 2026
 - g) \$753.59 payable on or before September 20, 2026
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **May 1, 2026**, through to and including **September 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **April 30, 2026**.

April 15, 2026

Date Issued

Diego Fernandez-Stoll
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.