



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

File Number: LTB-L-004597-26

In the matter of: 705, 222 GAGE AVE S
HAMILTON ON L8M3M4

Between: Enterprise Reit Operating LP Landlord

And

Heidi Zenkner Tenants
Kayla Haynes

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Heidi Zenkner and Kayla Haynes (the 'Tenant's') because:

- The Tenants has been persistently late in paying the Tenant's rent.
The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 13, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal Representative Sabrina Marchionne, and the Tenant, Heidi Zenkner participated in the mediation. The Tenant Heidi Zenkner didn't speak with Tenant Duty Counsel and was able to consent on behalf of all Tenants.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Fact:

1. The Tenants already paid the filing fee for this application on April 1, 2026

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For a period of twelve consecutive months, starting on May 1, 2026, up to and including April 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.

3. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

April 23, 2026
Date Issued

Monique Browne
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.