



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

File Number: LTB-L-010322-26

In the matter of: 10 CAROGA CRT
HAMILTON ON L9C4R4

Between: Elena Berman Landlords
Aaron Berman

And

Julia Bennett Tenants
Claudio Antonio Arteaga

Elena Berman and Aaron Berman (the 'Landlords') applied for an order to terminate the tenancy and evict Julia Bennett and Claudio Antonio Arteaga (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on April 16, 2026. The Landlord, Elena Berman, the Landlords' legal representatives, Kelly Hawkes and the Tenant, Julia Bennett attended the hearing. The Tenant, Julia Bennett provided evidence that she was authorized by the second Tenant, Claudio Antonio Arteaga to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3,250.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlords \$6,786.00 which represents arrears of rent (\$6,600.00) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 20, 2026	\$300.00
May 20, 2026	\$500.00
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00
January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$500.00
May 20, 2027	\$486.00

3. The Tenants shall also pay to the Landlords the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting May 1, 2026 and continuing each month until May 1, 2027, 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 paragraphs 2 and 3 of this order, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 20, 2026
Date Issued

 Floredana Ungureanu
 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.