



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076514-25

In the matter of: 309, 1265 Bentley Drive
London ON N5V4M4

Between: SIREG Management Inc Landlord

And

Sandra Neira Tenants
David Chavez

SIREG Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Neira and David Chavez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 15, 2026.

The Landlord's Agent, Aamir Tharik, attended on behalf of the Landlord.

The Tenant, David Chavez, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation. The Tenants' support person, Randy Mundt, also attended.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenants vacated the rental unit on September 30, 2025 and the tenancy terminated on that date.
2. The lawful rent at the time the tenancy was terminated was \$1,319.20.
3. The total amount the Tenants owe to the Landlord is \$2,323.28 including rent arrears (\$2,173.28) and costs (\$186.00) up to September 30, 2025.
4. The Landlord collected a rent deposit of \$1,319.20 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

5. The Landlord has applied a credit of \$622.00 to the Tenants' account for a partial rent payment for July 2025.

On consent, it is ordered that:

1. The tenancy is terminated as of September 30, 2025, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. On or before April 30, 2026, the Tenants shall pay \$328.08 to the Landlord. This amount includes rent arrears owing up to September 2025 and the cost of filing the application minus the rent deposit and the credit for July 2025.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Angela McLaughlin
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.