



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011936-26

In the matter of: 8 LAMBERT LANE
BOLTON ON L7E4M5

Between: Resham Gill Landlords
Veerpal Gill

And

Natasha Mariotti Tenants
Rhjeed Russell

Resham Gill and Veerpal Gill (the 'Landlords') applied for an order to terminate the tenancy and evict Natasha Mariotti and Rhjeed Russell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and the Tenants have been persistently late in paying the Tenants rent.

This application was heard by videoconference on April 15, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Yuvraj Bhullar and the Tenant, Natasha Mariotti participated in the mediation. 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, including waiving the right to a merit hearing for this application.

Agreed Facts:

1. The Landlords calculated the outstanding rent arrears of \$16,650.00 as the amount owing to the end of April 30, 2026. The Tenants disputed this amount and both parties in the spirit of good faith settlement agreed that the total rent arrears owing by the Tenants to the Landlord is \$9,270.00.
2. The Landlords will provide the Tenants with hot water tank rental bill, and the Tenants will pay the Landlords upon receipt of the bill.
3. The Tenants will pay to the Landlords hot water and waste utilities cost upon receipt of the bill.

It is ordered on consent that:

L1 Application:

1. The Tenants shall pay to the Landlords \$9,456.00 which represents \$9,270.00 for arrears of rent and costs of \$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:
 - \$600.00 on or before the 20th day of each month in 15 equal monthly payments commencing April 20, 2026, up to and including June 20, 2027.
 - \$456.00 on or before July 20, 2027.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to July 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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.

L2 Application:

5. The Tenants shall also pay to the Landlords the monthly rent due on or before the first day of each month for a period of 12 months commencing August 1, 2027, to July 1, 2028, or for a 12-month period immediately following the completion of payment of rent arrears.
6. If the Tenants fail to make any one of the payments in accordance with paragraph 5 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 Act for an order terminating the tenancy and evicting the Tenants.

April 22, 2026
Date Issued

Oluwatobi Abobarin
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.