



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022131-26

In the matter of: 39, 20 OSBORNE ST
CAMBRIDGE ON N1S4T7

Between: MILLFLOW CHARITABLE FOUNDATION

Landlord

And

ALEX BAILEY
NATASHA HALLMAN

Tenants

MILLFLOW CHARITABLE FOUNDATION (the 'Landlord') applied for an order to terminate the tenancy and evict ALEX BAILEY and NATASHA HALLMAN (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' 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 20, 2026.

The Landlord's Representative, Emily Barbati, and Tenant, Alex Bailey, who confirmed their permission to represent the interests of Tenant, Natasha Hallman, resolve their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the 24-month period from May 1, 2026 to April 1, 2028.
3. If the Tenants fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before May 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Janice Campbell
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.