



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

File Number: LTB-L-013387-26

In the matter of: 205, 9055 WYANDOTTE ST E
WINDSOR ON N8S1V6

Between: Amiraco Properties Inc. Landlord

And

CHARLES HURST Tenant

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict CHARLES HURST (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on April 27, 2026. Employee, Charlotte Williams, attended on behalf of the Landlord. The Tenant attended with a friend, Lawfore Heron AKA Barry Heron, after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,535.13 for arrears of rent up to April 30, 2026 and \$186.00 costs, totalling \$2,721.13.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$2,721.13) in accordance with the following schedule:
 - . \$204.00 on or before May 1, 2026 and
 - . \$526.01 minimum on or May 21, 2026 plus
 - . \$1,991.12 on or before May 31, 2026.
3. The Tenant shall also pay to the Landlord the May 2026 on or before May 1, 2026. The current monthly rent is \$995.56.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 1, 2026.

May 7, 2026
Date Issued

Shawn Hayman
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.