



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

**File Number:** LTB-L-020147-26

**In the matter of:** 87, 1333 MARY ST N  
OSHAWA ON L1G6Z3

**Between:** Jasmeet Hothi Landlord

**And**

Christopher Bell Tenant  
Lindsay Merrill

Jasmeet Hothi (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Bell and Lindsay Merrill (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the hearing date, on April 24, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord and the Tenant, Christopher Bell, who represented both tenants, attended the hearing.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

### **Agreed facts:**

1. The Lawful rent shall be increased effective June 1, 2026.
2. After the Tenant makes the rent payment, the Tenant shall provide the Landlord with a confirmation receipt by email or text message on or before 10:00 p.m. on the first day of each month, for a period of twelve (12) months commencing May 1, 2026.

### **On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenants shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing May 1, 2026, up to and including rent for April 1, 2027.
3. If the Tenant 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 Tenant. 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 Tenant.
4. The Tenant paid to the Landlord \$186.00 for the cost of filing the application on April 23, 2026.

**April 30, 2026**  
**Date Issued**

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Michelle Forrester  
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.