



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-021747-26-SA

In the matter of: 29, 21 SANFORD AVE N
HAMILTON ON L8L8G5

Between: HAMILTON EAST KIWANIS NP HOMES Landlord
INC.

And

TAKEENA STRACHAN Tenant

HAMILTON EAST KIWANIS NP HOMES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TAKEENA STRACHAN (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 6, 2025 with respect to application LTB-L-071357-25.

The Landlord's application was resolved by order LTB-L-021747-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021747-26 on March 23, 2026.

This motion was scheduled to be heard by videoconference on April 29, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Carol-Ann Fetter and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing to the Landlord up to April 30, 2026, is \$3,522.00.
2. The Landlord incurred a filing fee of \$186.00 when filing the original L1 Application, and this amount remains outstanding.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-021747-26, issued on March 23, 2026, is granted.
2. Order LTB-L-021747-26, issued on March 16, 2026, is set aside and cannot be enforced.

3. The original L1 order bearing file number LTB-L-071357-25, issued on November 06, 2025, is cancelled and replaced with the following:
- a) The Tenant shall pay to the Landlord \$3,708.00 for arrears of rent up to April 30, 2026, plus costs.
 - b) The Tenant shall pay the Landlord the amount set out in paragraph 3a in accordance with the following schedule:
 - \$309.00 on or before the 23rd day of each month for a period of 12-months, commencing May 23, 2026, up to and including April 23, 2027.
 - c) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 01, 2026, to April 01, 2027, or until the arrears are paid in full, whichever date is earliest.
 - d) 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 3a 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 April 30, 2026.

May 7, 2026
Date Issued

Adam Rogers
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.