



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

File Number: LTB-L-007708-26

In the matter of: MAIN FLOOR, 313 DUKE ST W
KITCHENER ON N2H3X9

Between: NGUNG LA Landlord

And

JAMIE NELSON MILNE Tenant

NGUNG LA (the 'Landlord') applied for an order to terminate the tenancy and evict JAMIE NELSON MILNE (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by videoconference on April 29, 2026. The Landlord's representative Diane Digiandomenico, assisted by Megan Mckay, the Landlord Ngung La, and the Tenant Jamie Nelson Milne participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$2,293.52 for arrears of rent up to April 30, 2026, including costs of \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph one (1) in accordance with the following schedule:
 - a) Starting May 1st, 2026, for a period of 11 consecutive months, the Tenant shall make monthly payments of \$200.00 to the Landlord due on or before the 1st day of every month.
 - b) The Tenant shall make one last payment of \$93.52 on or before April 1, 2027.

3. 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 1, 2026, to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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 one (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 April 30, 2026.

L2 Application – Persistent Late Payment of Rent

5. Starting the day the arrears listed in paragraph one (1) are paid in full, the Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a consecutive period of 12 months.
6. If the Tenant fails to make any of the payments in paragraph five (5) above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 7, 2026
Date Issued

Isabelle Bouvier
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.