



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

**File Number:** LTB-L-013892-26

**In the matter of:** 905, 110 Belmont Drive  
London ON N6J4W3

**Between:** 110 Belmont Holdings Limited Landlord

**And**

Sonja Blacker Tenants  
Joshua Noble

110 Belmont Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Sonja Blacker and Joshua Noble (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 mediated by videoconference on April 30, 2026.

The Landlord's Legal Representative, Marie Galevski attended on behalf of the Landlord.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

### **On consent, it is ordered that:**

1. The Tenants shall pay the lawful monthly rent on or before the 1<sup>st</sup> day of each month starting May 1, 2026 and continuing up to and including April 1, 2027.
2. If the Tenants fail to comply with the condition set out in paragraph 1 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.

**May 11, 2026**  
**Date Issued**

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**Angela McLaughlin**  
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.