



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006967-26

In the matter of: Unit 98, 4552 Portage Rd
Niagara Falls ON L2E0B8

Between: Thao Nguyen Landlord

And

Mirna Gengo Tenant

Thao Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Mirna Gengo (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was heard by videoconference on May 5, 2026. The Landlord and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful rent is \$2,600.00. It is due on the 1st day of each month.
2. The parties agree that a repaired garage door will have a straight frame, and the bottom seal of the door will squarely meet the bottom of the garage floor.
3. The Landlord agrees to waive the application filing fee.

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 Tenant shall do one of the following:
 - a. Hire a contractor at her own expense and restore the garage door to a state of good repair pursuant to paragraph 2 above, on or before June 30, 2026; or
 - b. Pay to the Landlord the amount of \$784.22 on or before July 1, 2026, representing out-of-pocket costs the Landlord will incur to repair or replace the damaged property.
3. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including June 1, 2026, to May 1, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 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.

May 14, 2026
Date Issued

Sandra Sabourin
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.