



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

File Number: LTB-L-016157-26

In the matter of: 131 ARBOUR GLEN CRESCENT
LONDON ON N5Y2A4

Between: EURO PROPERTIES INC. Landlord

And

JAMES DAN O'NEAIL Tenants
LUZ DOREY

EURO PROPERTIES INC. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict JAMES DAN O'NEAIL and LUZ DOREY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Tenants raised s82 issues.

The application was scheduled to be heard on May 4, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's agent Tomas Soural and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application including the Tenants s82 issues and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The rent arrears owing to May 31, 2026, are \$1,269.00.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Landlord owes the Tenants \$800.00 in rent abatement for the loss of the fireplace. It shall be credited to the arrears.
2. The Tenants owe the Landlord \$469.00 for arrears of rent to May 31, 2026. The rent abatement has been deducted.
3. The Tenants shall pay the arrears outlined in paragraph 2 on or before May 15, 2026.
4. Starting June 1, 2026, the Tenants shall receive a rent abatement of \$50.00 per month. This abatement shall terminate effective the rental period following the date on which the Tenants are able to use the fireplace.
5. The Landlord shall replace the stove and fridge on or before June 15, 2026.
6. The Landlord shall fix the patio door on or before September 31, 2026.
7. The Landlord shall provide adequate materials for flooring for the main floor, living room, and dining area on or before September 31, 2026. The Tenants are responsible for completing the work and shall complete the work on or before December 31, 2026.
8. The Tenants shall pay to the Landlord the \$186.00 application fee on or before May 15, 2026.
9. If the Tenants do not pay the Landlord the full amount owing in paragraph 8 on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.
10. If the Tenants fail to make any one of the payments in accordance with this paragraph 2, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

11. Should the Landlord fail to adhere to paragraphs 5 and 7, the Tenants shall receive a rent abatement of \$50.00 per month effective the rental period following the Landlord's default.
12. Should the Landlord fail to fix the patio door as outlined in paragraph 6 the Tenants may bring any applicable applications.

May 14, 2026
Date Issued

Dillanique Knight
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.