



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

File Number: LTB-L-019322-26

In the matter of: 1, 9 Huron Street SW
Cambridge ON N1S1C2

Between: Frank Roncero Landlord
MariaLuz Roncero

And

Lisa Brown Tenant

Frank Roncero and MariaLuz Roncero (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

Frank Roncero and MariaLuz Roncero (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Brown (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application).

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord in this decision's title of proceedings.

The application was scheduled to be heard by video conference on May 11, 2026. The Landlord, Frank Roncero and the Tenant were present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.

- b. The Landlord served the Tenant with N5 Notices of Termination alleging that the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, due to unpaid utility bills.
- c. As of the hearing date, the Tenant still in possession of the rental unit.
- d. The lawful rent is \$986.78. The rent is due on the 1st day of each month.
- e. The rent arrears were paid prior to the hearing date.
- f. The Landlord has incurred reasonable out-of-pocket expenses of \$497.13 as a result of the Tenant's failure to pay water costs.
- g. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
- h. Accordingly, the total amount the Tenant owes the Landlord is \$698.13.
- i. Going forward, the Tenant will pay the landlord the utility bills by the due date on the bill.
- j. The Tenant will pay the rent due on June 1st, 2026, on time and in full.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$698.13 for utilities and the application filing fee on or before June 11, 2026.
- 2. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of the costs to be paid by the Tenant to the Landlord pursuant to paragraph 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 24, 2026.

May 19, 2026
Date Issued

Helen Giannini
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.