



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018541-26

In the matter of: 1077 FAIRVIEW BLVD
WINDSOR ON N8S3E6

Between: Roland Baja Landlord
c/o MARDA Management Inc.

And

Nicole Erika Lynn Aronson Tenants
Jeffery Charles Hall

Roland Baja c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Erika Lynn Aronson and Jeffery Charles Hall (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on May 12, 2026.

Before the start of the hearing the Landlord's legal representative Kira Passell and the Tenants Jeffery Charles Hall and Nicole Erika Lynn Aronson engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants have paid all arrears of rent owing up to the date of the hearing and the L1 portion of the landlord's application is discontinued.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for **June 1, 2026**, through to and including **March 1, 2027**.
2. If the Tenants fail to make the payments in paragraph 1 of this order, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.
3. The Tenants shall also pay to the Landlord the \$186.00 application filing fee in full on or before June 1, 2026.
4. If the Tenants do not pay the Landlord in accordance with paragraph 3 of this order, the Tenants will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Diego Fernandez-Stoll
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.