



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

File Number: LTB-L-037459-26

In the matter of: 3, 201 BALSAM AVE S
HAMILTON ON L8M3B7

Between: Emmanuel Anastasakis Landlord

And

CHANTEL RODDEN Tenant

Emmanuel Anastasakis (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict CHANTEL RODDEN (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on June 9, 2026.

Prior to the hearing, the parties resolved the application and requested an order on consent through the Tribunals Ontario online dispute resolution portal.

On May 14, 2026, the parties attended a video conference meeting with Joanne Lolato, a Dispute Resolution Officer with the Landlord and Tenant Board. The Landlord attended and was self-represented. The Tenant attended and was self-represented.

The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms of their consent as set out in the Order below.

The hearing scheduled for June 9, 2026, is cancelled.

The parties agreed that:

- a. The current lawful monthly rent is \$1,261.00. It is due on the 1st of each month.
- b. The parties have agreed to a payment plan for the arrears owing and to continue to pay the rent in full and on time after the arrears have been paid in full through to and including October 2027.
- c. If there is a breach in the payment plan while the arrears of rent related to this application are outstanding, then the Landlord can apply for eviction and for the arrears outstanding as well as any new rent that came due.

- d. If there is a breach in the payment plan and there are no longer arrears outstanding related to this application, then the Landlord can apply for eviction only.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay the Landlord \$2,008.00. This amount represents \$1,822.00 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 22, 2026	\$418.00
June 22, 2026	\$318.00
July 22, 2026	\$318.00
August 22, 2026	\$318.00
September 22, 2026	\$318.00
October 22, 2026	\$318.00

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including October 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 or 3 of this order, the outstanding balance of any arrears of rent and 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 Landlords 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 May 31, 2026.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall pay the Landlord the lawful monthly rent on or before the first day of each month for the period June 2026 through to and including October 2027.

6. If the Tenant fails to make any of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 15, 2026
Date Issued

Joanne Lolato
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.