



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

File Number: LTB-L-011235-26

In the matter of: 1, 1200 GUELPH LINE
BURLINGTON ON L7P2S9

Between: Pangia Construction Ltd. Landlord
Nicola Catalano
Justin Catalano

And

Brian Gilbert Tenant

Pangia Construction Ltd., Nicola Catalano and Justin Catalano (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Gilbert (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- the Tenant is occupying the rental unit solely for the purpose of receiving rehabilitative or therapeutic services and the period of tenancy agreed to has ended;

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

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Michael Catalano and the Tenant were present.

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

The parties agreed to the following:

1. The Landlord waives costs of \$186.00 for the Landlord's cost of filing the application.

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 pay the lawful monthly rent in full and on time as it comes due and owing for a period of 12 months beginning June 1, 2026 up to and including May 1, 2027.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 27, 2026
Date Issued

Christine Leitch
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.