



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-021468-26

In the matter of: 6523 BARKER ST
NIAGARA FALLS ON L2G1Y6

Between: Muna Salahuddin Landlord

And

DONALD LAMBERT Tenant

Muna Salahuddin (the 'Landlord') applied for an order requiring DONALD LAMBERT (the 'Tenant') to pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
- B. The rent arrears owing to April 30, 2026 are \$5512.00.
- C. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- D. The Landlord can enter the unit with their spare key and clean the unit, and the Landlord can dispose of anything inside of the unit to clean it.
- E. The Last Month Rent deposit has already been deducted and calculated into the total arrears owing under paragraph 2 of this order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5698.00 which represents rent arrears owing up to April 30, 2026 and the cost of the application.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$200.00	On or before the 15th day of each month for 28 months from <u>July 15, 2026 to October 15, 2028</u>
\$98.00	On or before November 15, 2028

3. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.
4. The application shall be amended to remove "Carrie Lambert" as a Tenant to the application.

May 28, 2026
Date Issued

Monica Dairo
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.