



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013133-26

In the matter of: 205, 275 King Street West
Hamilton ON L8P1B2

Between: 1762405 Ontario Ltd. Landlord

And

Ronald Jefferies Tenant

1762405 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ronald Jefferies (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.

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

1762405 Ontario Ltd. (the 'Landlord') also applied for an order requiring Ronald Jefferies (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

1762405 Ontario Ltd. (the 'Landlord') also applied for an order requiring Ronald Jefferies (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was mediated by videoconference on May 21, 2026.

The Landlord's Agents, Wing Chu and Savan Chandaria, attended on the Landlord's behalf.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation. The Tenant's support person, Veronica Jeffries, also attended.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

On consent, it is ordered that:

1. For a period of 12 months from the date of the mediation, the Tenant shall pay all charges in full, on time, directly to the utility (water) provider.
2. On or before May 22, 2026, the Tenant shall pay to the Landlord the outstanding utility (water) arrears of \$940.41. This payment shall be made via e-transfer.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 or 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.
4. On or before May 22, 2026, the Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Angela McLaughlin
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.