



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

File Number: LTB-L-023126-26

In the matter of: Upper, 4 BURNS PL
Hamilton ON L8V1N7

Between: Hanlyn Property Management Ltd. Landlord

And

Alicia Coletti Tenant
Jose Quintanilla

Hanlyn Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Coletti and Jose Quintanilla (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on May 27, 2026. The Landlord was represented by Kimberly Holleran and the Tenants were both present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N8 Notice of Termination alleging that the Tenant has persistently failed to pay the rent on the date it was due.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Tenant will pay this cost on or before June 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of and including June 2026 to May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application, on or before June 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Helen Giannini
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.