



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

**File Number:** LTB-L-022130-26

**In the matter of:** 1805, 20 EMERALD ST N  
HAMILTON ON L8L8A4

**Between:** Sons of Italy Housing Emerald Corp. c/o Landlord  
DMS Property Management Ltd.

**And**

Gina D'Onofrio Tenant

Sons of Italy Housing Emerald Corp. c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gina D'Onofrio (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer Ryan Gacnik.

The Landlord's Legal Representative, Emily McGivern, and the Tenant, Gina D'Onofrio, 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.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,871.00 for arrears of rent up to May 31, 2026, and 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 |
|------------------|-------------------|
| June 20, 2026    | \$433.25          |
| June 30, 2026    | \$3,590.00        |

|                    |          |
|--------------------|----------|
| July 20, 2026      | \$433.25 |
| August 20, 2026    | \$433.25 |
| September 20, 2026 | \$433.25 |
| October 20, 2026   | \$433.25 |
| November 20, 2026  | \$434.25 |
| December 20, 2026  | \$433.25 |
| January 20, 2027   | \$433.25 |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to January 1, 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 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 Landlord 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.

**June 5, 2026**  
**Date Issued**

\_\_\_\_\_  
 Ryan Gacnik  
 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.