



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008044-26

In the matter of: 5 FAIRHOLME CRT
HAMILTON ON L8E2S3

Between: Nayana Costa Landlord

And

Sarah Harrow Tenants
Owen Edmonds
Mason Sferrazza

Nayana Costa (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Harrow, Owen Edmonds and Mason Sferrazza (the 'Tenants') because

- the Tenants did not pay the rent that the Tenants owe.
- 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.

This application was heard by videoconference on May 14, 2026. The Landlord's legal representative, Reginald Bent, the Landlord and the Tenant, Sarah Harrow were present. The Tenant Sarah Harrow represented on behalf of all Tenants. The parties reached consent prior to the mediation and requested an order on consent. I am satisfied the parties understood the terms of this order.

It is ordered on consent that:

L1 application

1. The Tenants shall pay to the Landlord \$16,386.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$675.00 on or before the 20th day of each month, starting on May 20, 2026, up to and including April 20, 2028.

3. The Tenants 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 April 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' 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.

L2 application

5. The Tenants shall pay to the Landlord \$788.08 for unpaid utility costs.
6. The Tenants shall pay the amount in paragraph 5 of this order in accordance with the following schedule:
 - \$400.00 on or before May 15, 2026,
 - \$388.08 on or before June 15, 2026
7. If the Tenants fail to comply with the conditions set out in paragraph 6 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 Tenants. 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 Tenants.
8. The Tenants shall pay \$186.00 the cost of filing the application to the Landlord on or before June 15, 2026.
9. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 8 of this order on or before June 15, 2026, then on the day following the date of default, the full balance owing under paragraph 8 of this order shall become payable and the monies owing shall bear interest at the post Order judgment interest rate.

June 2, 2026
Date Issued

Maryam Cooper
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.

