



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011853-26

In the matter of: 6 Captain McCallum Drive
New Hamburg ON N3A 0B7

Between: Risny Mohamed Adam Lebbe Landlords
Asma Jameel

And

Dwayne McDonald Tenants
Dawn Jones
Austin Jones

Risny Mohamed Adam Lebbe and Asma Jameel (the 'Landlords') applied for an order to terminate the tenancy and evict Dwayne McDonald, Dawn Jones and Austin Jones (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 application was heard by videoconference on May 21, 2026. The Landlord, Risny Mohamed Adam Lebbe and the Tenant, Dawn Jones attended the hearing. The Tenant, Dawn Jones provided evidence that she was authorized by the other Tenants, Dwayne McDonald and Austin Jones to represent them in this matter.

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. The water bill dated March 13, 2026, in the amount of \$412.39 is included in the total arrears of unpaid water bills claimed in this application.

On consent it is ordered that:

1. The Tenants shall pay to the Landlords \$1,497.49 which represents water arrears claim on this application (\$899.10) plus the latest water bill dated March 13, 2026 (\$412.39) plus the application filing fee (\$186.00).

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 17, 2026	\$749.00
June 30, 2026	\$748.49

3. If the Tenants fails to make any one of the payments in accordance with paragraphs 1 and 2 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords 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.

June 2, 2026
Date Issued

Floredana Ungureanu
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.