



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

File Number: LTB-L-027269-26

In the matter of: 48, 55 TOWERCREST DR
HAMILTON ON L9A5J1

Between: Sons of Italy - DaVinci Place c/o DMS Landlord
Property Management Ltd.

And

Nicole Power Tenants

Sons of Italy - DaVinci Place c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Power (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on June 4, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Representative, Emily McGivern, and the Tenant 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 application is amended to remove Justin Penn as a Tenant.
2. The Tenants shall pay to the Landlord \$8,507.15. This amount represents \$8,171.15 for arrears of rent up to June 30, 2026, \$150.00 in NSF fees, and \$186.00 for the application filing fee.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) The Tenants shall pay \$1,000.00 towards arrears of rent on or before the 20th day of each month, beginning June 20, 2026, up to and including January 20, 2027.

- b) The Tenants shall also pay the remaining balance of \$507.15 on or before February 20, 2027.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 5, 2026
Date Issued

Michelle Forrester
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.