



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026960-26

In the matter of: 201, 256 DUKE ST
HAMILTON ON L8P1Y3

Between: The Effort Trust Company Landlord

And

Kassidy Mitchell Tenants
Pedro Leon

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Kassidy Mitchell and Pedro Leon (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on June 1, 2026, by video conference, at which the parties came to a consent and requested to meet with the Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Kimberly Holleran, the Tenants' Representative, Lida Habibi, and the Tenant, Pedro Leon, on behalf of both Tenants were present.

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.

The parties agreed to the following:

1. The Tenant, Pedro Leon, confirms authorization to act on behalf of both Tenants.
2. The Tenants' Representative, Lida Habibi represents both Pedro Leon and Kassidy Mitchell.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the lawful monthly rent in full and on time as it comes due and owing for a period of 12 months beginning June 1, 2026 up to and including May 1, 2027

3. If the Tenants fail to comply with the conditions set out in paragraph 2 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.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 5, 2026
Date Issued

Christine Leitch
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.