



**Order under Subsection 87(1) and Section 30
Residential Tenancies Act, 2006**

File Number: LTB-L-027244-26
LTB-T-027281-26

In the matter of: Lower Unit, 105 ALPINE AVE
Hamilton ON L9A1A7

Between: Katrina HIZON Landlord

And

Deasha Bonet MARKLAND (a.k.a. Deasha FRECKLETON) Tenants
Tevan Alphanso FRECKLETON

Katrina HIZON (the 'Landlord') applied for an order requiring Deasha Bonet MARKLAND (a.k.a. Deasha FRECKLETON) and Tevan Alphanso FRECKLETON (the 'Tenants') to pay the rent that the Tenants owe (L9 Application).

Deasha Freckleton (a.k.a. Deasha Bonet Markland) and Tevan Freckleton (the 'Tenants') applied for an order determining that Katrina Hizon (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).

The application was heard by videoconference on June 3, 2026. The Landlord's legal representative, Tiffany Corradetti, the Landlord's agent, Pamela O' Hagan and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

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.

During mediation, the parties resolved this application together with the Tenant's T6 Application in LTB file LTB-T-027281-26.

Agreed Facts:

1. The Landlord and the Tenants entered into a fixed-term lease agreement for the period of October 1, 2025 to September 30, 2026
2. The Tenants vacated the rental unit on March 31, 2026. The Tenants were in possession of the rental unit on the date the application was filed. The lawful monthly rent was \$1,895.00.

3. The Landlord mitigated her losses by re-renting the rental unit on May 15, 2026.
4. The rent arrears owing to May 14, 2026 are \$4,662.19 which represents rent for March 2026, rent for April 2026 and per diem amount for the period May 1, 2026 to May 14, 2026 (\$872.19).
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,895.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be deducted from the amount of arrears.
7. Interest on the rent deposit, in the amount of \$32.50 is owing to the Tenants for the period from September 2, 2025 to June 3, 2026. This amount will be deducted from the amount of arrears.
8. The Tenants intended to raise issues under Section 82 of the *Residential Tenancies Act, 2006* (the 'Act') at this hearing.
9. The Landlord waives the amount of \$420.69 in lieu of the Tenants raising Section 82 issues at this hearing.
10. At the hearing, the Tenants sought to withdraw the T6 application. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the 'Act') I consent to the withdrawal of the application.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$2,500.00. This amount includes rent arrears owing up to May 14, 2026 and the cost of the application (\$4,848.19) less the last month rent deposit (\$1,895.00) less interest on the last month rent deposit for the period September 2, 2025 to June 3, 2026 (\$32.50) less the amount the Landlord waives in lieu of the Tenants raising Section 82 issues.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 24, 2026	\$415.00
August 24, 2026	\$415.00
September 24, 2026	\$415.00
October 24, 2026	\$415.00
November 24, 2026	\$415.00
December 24, 2026	\$425.00

3. If the Tenants fail to make any one of the payments in accordance with paragraphs 1 and 2 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

4. T6 Application is withdrawn.
5. This Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

June 9, 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.