



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

File Number: LTB-L-029316-26

In the matter of: 1460 Highway 7a
Bethany ON L0A1A0

Between: Ronald Awde
Robert Ertel
Landlords

And

Andrea Romanenko
Tenant

Ronald Awde and Robert Ertel (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Andrea Romanenko (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 9, 2026. The Landlords and the Tenant attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

1. The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on May 5, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent was \$1,400.00. It was due on the 1st day of each month.
5. The rent arrears owing to May 5, 2026, are \$8,630.15.
6. The Tenant shall pay the Landlords incurred costs of \$201.00 for filing the application.

7. The Landlords shall not pursue or require the Tenant to pay the rent due for the period of May 1, 2025 to May 5, 2025 inclusive. These amounts have been waived.
8. The Landlords collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the rent due for the month of April 2026.
9. Interest on the rent deposit, in the amount of \$151.60 is owing to the Tenant for the period from May 1, 2021 to May 5, 2026. The Landlords shall retain the interest on the deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant terminated as of May 5, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$7,201.00. This amount includes rent arrears owing up to the end of the tenancy plus the cost of filing the application and less the rent deposit.
3. The Tenant shall pay the Landlords the amount owing in paragraph 2 above as follows:
 - \$500.00 on or before the 15th day of each month starting July 2026, until the arrears have been paid in full.
4. If the Tenant does not pay the Landlords the full amount owing in accordance with the payment plan agreed upon by the parties, then on the day following the date of default, the full balance owing under paragraph 2 of this order shall become payable and the monies owing shall bear interest at 4% per year on the balance outstanding.

June 17, 2026
Date Issued

Joanne Lolato
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.