



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021480-26

In the matter of: 7203 PARKDALE ST
NIAGARA FALLS ON L2E6Y6

Between: CHANTELLE HENSZKE a.k.a. SIRIGNANO Landlord

And

RHONDA GAMBLE Tenant

CHANTELLE HENSZKE a.k.a. SIRIGNANO (the 'Landlord') applied for an order to terminate the tenancy and evict RHONDA GAMBLE (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

CHANTELLE HENSZKE a.k.a. SIRIGNANO (the 'Landlord') also applied for an order requiring RHONDA GAMBLE (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard on June 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Sidney Sheridan, the Tenant, and the Tenant's support person/sister, Amanda Gamble 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.

It is agreed that:

- The parties reached consent prior to the mediation.
- The total outstanding water bill to April 20, 2026, is \$370.63.
- The Tenant also agreed to pay \$186.00 the application filing fee.
- The Tenant agreed to pay the future water bill to the Landlord within 7 days of receiving the water bill from the Landlord via email.
- The parties exchanged email address during mediation.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below
2. The Tenant shall pay to the Landlord \$556.63 for outstanding water bill and the application filing fee.
3. The Tenant shall pay the amount in paragraph 2 of this order in accordance with the following schedule:
 - a) \$185.55 on or before June 18, 2026,
 - b) \$185.54 on or before July 2, 2026,
 - c) \$185.54 on or before July 16, 2026.
4. The Landlord shall provide the Tenant with a copy of the water bill via e-mail.
5. The Tenant shall pay the water bill to the Landlord within 7 days of receiving the water bill from the Landlord. The Tenant shall meet this condition for the next 12 months.
6. If the Tenant fails to comply with the conditions set out in paragraph 2,3 or 5 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 Tenant. 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 Tenant.

June 12, 2026
Date Issued

Maryam Cooper
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.

