



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

File Number: LTB-L-030126-26

In the matter of: 44 QUEEN ST N
HAMILTON ON L8R3H8

Between: The Effort Trust Company Landlord

And

Elia Ortiz Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Elia Ortiz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

Mediation was held on June 11, 2026. The following parties participated in the mediation: The Landlord's representative, Abdulrahman Asiri, the Tenant, Elia Ortiz and the Tenant's support, Sugey De Horta.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$7,041.32** for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$586.78** on or before the 15th day of each month, for a period of 11 months, from July 15, 2026, up to and including May 15, 2027; and
 - A final payment of **\$586.74** on or before June 15, 2027 to satisfy the arrears.
3. The Tenant 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 **June 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the

Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 17, 2026
Date Issued

Rolland Roopchand
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.