



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

**File Number:** LTB-L-045983-26

**In the matter of:** 114, 1716 MAIN ST W  
HAMILTON ON L8S1G9

**Between:** Pinedale Properties Ltd Landlord

**And**

Jose Marroquin Tenant  
Brenda Gonzalez

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Marroquin and Brenda Gonzalez (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on June 16, 2026 .

The Landlords representative Mr. Korman and the Tenant attended the hearing.

### **Agreed Facts:**

1. At the hearing both of the Tenants acknowledged that they understood and spoke the English language.

### **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. Effective July 1, 2026, and on or before the first day of each consecutive month thereafter, for a period of 12 consecutive months, The Tenants will pay the full lawful rent when it is due and payable.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 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 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, on or before, July 31, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

**June 17, 2026**

**Date Issued**

**Suzy Franklyn**

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.