



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031617-26

In the matter of: LOWER UNIT, 1196 EASTLAWN AVE
WINDSOR ON N8S0A7

Between: Gustavo Ospina Landlord

And

Christine Kawala Tenant

Gustavo Ospina (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Kawala (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 17, 2026. The Landlord's representative, Brenda Guardado, the Landlord, and the Tenant attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below, including waiving their right to a hearing on this application.

Agreed Facts:

1. The current rent is \$1,640.00. It is due on the 1st day of month.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for a duration of twelve months, beginning on July 1, 2026, and continuing each month until June 1, 2027. The Tenant shall pay their rent by E-Transfer to brenda@bgmlegal.ca.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows: \$93.00 on or before July 1, 2026, and \$93.00 on or before August 1, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2026, at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Renesha Bridgewater
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.