



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031879-26

In the matter of: 310B, 2021 MERCHANTS GATE
OAKVILLE ON L6M3J1

Between: Halton Community Housing Corp. Landlord

And

Melanie Chalkley (Mehlenbacher) Tenant

Halton Community Housing Corp. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Melanie Chalkley (Mehlenbacher) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on June 18, 2026. Jackie Hajer, employee of the Landlord, represented the Landlord. The Tenant attended and was self-represented. The Tenant's daughter, Julie Mehlenbacher, attended as support for the Tenant.

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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,858.00. This amount represents \$7,592.00 for arrears of rent up to June 30, 2026, \$80.00 in NSF fees and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before the 1st day of each month, the Tenant shall pay the Landlord \$100.00 toward arrears starting July 2026 until the arrears have been paid in full.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 until the arrears have been paid in full.

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 Act 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.
5. The parties agreed that if there are any funds provided to the Landlord from the Housing Stability Fund (HSF) then that amount will be deducted from the last payments due toward the balance of arrears owing. For further clarification, the Tenant is still required to pay \$100.00 on or before the 1st of each month toward arrears until the amount owing is paid in full.

June 19, 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.