



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

File Number: LTB-L-033263-26

In the matter of: 1107, 150 SANFORD AVE N
HAMILTON ON L8L5Z6

Between: Live Well Property Management Ltd Landlord
Live Well Property Management Ltd

And

Michael Piper Tenant

Live Well Property Management Ltd and Live Well Property Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Piper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 18, 2026. The Landlord's agent, Jardena Goldshtein and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,386.00 which represents \$2,200.00 for arrears of rent and costs of \$186.00 for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$300.00 on or before the 20th day of each month in 7 equal monthly payments commencing July 20, 2026, up to and including January 20, 2027.
 - \$286.00 on or before February 20, 2027.
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 February 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 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.

June 23, 2026
Date Issued

Oluwatobi Abobarin
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.