



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

File Number: LTB-L-033476-26

In the matter of: 508, 8065 MCLEOD RD
NIAGARA FALLS ON L2H3A4

Between: NIAGARA FALLS NON-PROFIT HOUSING Landlord
C/O SHABRI PROPERTIES LIMITED

And

JUDITH WILLIAMS Tenant

NIAGARA FALLS NON-PROFIT HOUSING C/O SHABRI PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict JUDITH WILLIAMS (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 22, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Joseph Tonnos and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The arrears of rent owing up to June 30, 2026, are \$3,110.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. The Landlord is entitled to \$75.00 to reimburse the Landlord as a result of 3 cheques given by or on behalf of the Tenant which were returned NSF.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,371.00 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:
 - \$307.00 in addition to the lawful rent on or before the 1st day of each month, for a period of 10-months, commencing July 01, 2026, up to and including April 01, 2027; and,
 - A final payment of \$301.00 in addition to the lawful rent, on or before May 01, 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 01, 2026, to May 01, 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 24, 2026
Date Issued

Adam Rogers
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.