



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-034797-26 (L2)
& LTB-L-038660-26 (L1)

In the matter of: 24, 255 PORTER ST
OSHAWA ON L1J1N3

Between: Property Trust Ltd Landlord

and

Cassandra Hamer Tenant

Property Trust Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Hamer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application) and because the Tenant has been persistently late in paying the Tenant's rent (L2 application).

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

The L2 application was scheduled to be heard by videoconference on June 18, 2026.
The L1 application was scheduled to be heard by videoconference on July 6, 2026.

On June 18, 2026, the Landlord's Agent Roger Kanchiah and the Tenant participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve both applications.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$3,312.25 for arrears of rent up to June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$200.00 monthly, on or before the first day of each month for 16 months, from July 2026 up to and including October 2027
 - \$112.25 on or before November 1, 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 from July 2026 to November 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 paragraph 2 or 3 of 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 tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
6. The Tenant shall pay the rent in full on or before the first day of each month for a period of 12 months, beginning July 2026, up to and including June 2027.
7. If the Tenant fails to comply with the conditions set out in paragraph 6 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.
8. The L1 hearing scheduled on July 6, 2026, is cancelled.

June 25, 2026
Date Issued

Lindsay Phomin
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.

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