



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036054-26

In the matter of: 49 TUPPER DR
THOROLD ON L2V4B8

Between: Devin Tomby Landlord

And

Christina Santiago Tenant

Devin Tomby (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Santiago (the 'Tenant') because:

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

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

The application was heard by videoconference on June 23, 2026. The Landlord, the Tenant, and the Tenant's legal representative Vidy Matadeen, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the rent is due on the 6th day of each month.
2. If unforeseen circumstances arise and the Tenant is unable to pay the rent in full and on time, the Tenant agrees to notify the Landlord. The Landlord then agrees to consider Tenant's circumstances before filing an application for a breach under section 78 of the *Residential Tenancies Act, 2006* (the 'Act').
3. The Landlord agrees to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The application is amended to change the municipality of the rental property to Thorold, Ontario.

2. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including August 6, 2026, to July 6, 2027.
3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlord may apply under section 78 of 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.

June 30, 2026
Date Issued

Sandra Sabourin
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.