



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

**File Number:** LTB-L-045101-26

**In the matter of:** 34, 1170 UPPER WELLINGTON ST  
HAMILTON ON L9A5C8

**Between:** Liuna Hamilton Association c/o DMS Property Management Ltd. Landlord

**And**

Anesha Buchanan Tenant

Liuna Hamilton Association c/o DMS Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Anesha Buchanan (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on June 22, 2026. The Landlord's representative, Emily McGivern, and the Tenant attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below, including waiving their right to a hearing on this application.

### **Agreed Facts:**

1. The current rent is \$142.00. It is due on the 1<sup>st</sup> day of the month.
2. The rental arrears owing to June 30, 2026, are \$649.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

### **It is ordered on consent that:**

#### **L1 Application – Non-Payment of Rent**

1. The Tenant shall pay to the Landlord \$835.00 which represents arrears of rent (\$649.00) plus the application filing fee (\$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:

| <b>Date Payment Due</b> | <b>Amount of Payment</b> |
|-------------------------|--------------------------|
| July 20, 2026           | \$140.00                 |
| August 20, 2026         | \$140.00                 |
| September 20, 2026      | \$140.00                 |
| October 20, 2026        | \$140.00                 |
| November 20, 2026       | \$140.00                 |
| December 20, 2026       | \$135.00                 |

### L2 Application – Persistent Late Payment of Rent

3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1<sup>st</sup> day of each month, for the period starting July 1, 2026, and continuing each month until June 1, 2027.
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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

**June 29, 2026**  
**Date Issued**

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 Renesha Bridgewater  
 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.