



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

**File Number:** LTB-L-034024-26

**In the matter of:** 12, 25 ROCHELLE AVE  
HAMILTON ON L8W1P9

**Between:** Victoria Park Community Homes Landlord

**And**

Pamela Gerow Tenant  
Jordan Gerow  
Noah Gerow  
Emily Gerow

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Gerow, Jordan Gerow, Noah Gerow and Emily Gerow (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 23, 2026.

The Landlord's Agent, Cheryl Lebel and the Tenant, Pamela Gerow attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the Tenants who were not present at the hearing. The parties agreed to participate 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 the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1,917.00 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:
  - a) On or before July 20, 2026, and every 20<sup>th</sup> day of the month for 9 payments up to and including March 20, 2027, \$200.00.
  - b) On or before April 20, 2027, \$117.00.

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 April 30, 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 30, 2026**  
**Date Issued**

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**Tanya Speedie**  
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.