



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084484-25

In the matter of: 102, 375 BUENA VISTA AVE
OSHAWA ON L1J2M6

Between: Gateway Community Homes (Durham) Inc. Landlord

And

Shannon Ferland Tenant

Gateway Community Homes (Durham) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Ferland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on December 22, 2025, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Angie Carson, the Landlord's legal representative Crystal Francey and the Tenant Shannon Ferland, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$1,167.00. It is due on the 1st day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$38.37. This amount is calculated as follows: \$1,167.00 x 12, divided by 365 days.
3. The Tenant has paid \$2,278.00 to the Landlord since the application was filed.
4. The rent arrears owing to December 31, 2025 are \$2,341.00.
5. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
6. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,694.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after January 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before January 31, 2026**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,204.14. This amount includes rent arrears owing up to the date of the agreement and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$38.37 per day for the use of the unit starting December 23, 2025, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 6, 2026
Date Issued

Diego Fernandez-Stoll
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$5,786.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,278.00
Total the Tenant must pay to continue the tenancy	\$3,694.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To December 22, 2025	\$3,178.14
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,278.00
Total amount owing to the Landlord	\$2,204.14
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$38.37 (per day)