



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079781-25

In the matter of: 504, 1297 HURON ST
LONDON ON N5Y4L9

Between: TerraCorp. Management Inc. Landlord

And

Steven Shedden Tenant

TerraCorp. Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Shedden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on December 2, 2025, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Angelica Wilkinson and the Tenant were present.

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.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$3,384.56, which includes:
 - o \$3,1987.56 for arrears owing up to December 31, 2025.
 - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:

AMOUNT DUE	DUE DATE
\$400.00	On or before the 20 th day of each month for 8 months from January 2026 to August 2026
\$184.56	On or before September 20, 2026

3. The Tenant shall also pay the Landlord the full rent on or before the 1st day of each month for the period from January 2026 up to and including September 2026 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

January 5, 2026
Date Issued

Roxanne Theriault
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.