



January 7, 2026

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

File Number: LTB-L-081425-25

In the matter of: 503, 888 GLEN ST
OSHAWA ON L1J5Z4

Between: Oshawa-Glen Developments Ltd Landlord

And

Shannon Branigan Tenant

Oshawa-Glen Developments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Branigan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 22, 2025.

The Landlords Legal Representative Julia MacDonald and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant has paid \$1,350.00 to the Landlord since the application was filed.
2. The rent arrears and cost of \$186.00 for filing the application owing to December 31, 2025, total \$6,026.16
3. The Landlord collected a rent deposit of \$1,298.72 from the Tenant and this deposit will be applied to January 2026.
4. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026.
2. The Tenant shall pay to the Landlord the rent arrears and the filing fee in the amount of \$6,026.16 on or before January 31, 2026.
3. 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.
4. The Tenant shall also pay the Landlord compensation of \$44.54 per day for the use of the unit starting February 1, 2026, until the date the Tenant moves out of the unit.
5. 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.
6. 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 7, 2026
Date Issued

Jennifer Buckminster
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.